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ASIAN COMMUNITY DEVELOPMENT CORPORATION

CHINATOWN PARCEL R3-B
BOSTON, MASSACHUSETTS

APPLICATION SECTION 8 PROJECT BASED ASSISTANCE PROGRAM

gov91-2317

April 30, 1991

亞美社區發展協會
Asian Community Development Corporation
360-B TREMONT STREET
BOSTON, MASSACHUSETTS 02116
TELEPHONE (617) 482-2380

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Executive Director
Tarry Hum
Project Coordinator

April 29, 1991

Ms. Doreen Cavanagh, Finance Specialist
Public Facilities Department
15 Beacon Street 9th Floor
Boston, MA 02108

RE: Chinatown Parcel R3-B Project
Application to Section 8 Project Based Assistance Program

Dear Ms. Cavanagh:

The Asian Community Development Corporation (ACDC) is pleased to submit this application to the Public Facilities Department for consideration under the Section 8 Project Based Assistance Program. ACDC is requesting assistance for 52 of our units in order to provide affordable housing in Chinatown. Our Chinatown Parcel R3-B Project hopes to provide 100 units of rental housing with a goal of 60% affordability.

It is ACDC's goal to provide long term affordable housing to the Asian Commmunity and other residents of Boston. We are committed to ensuring that this Project remain affordable in perpetuity. ACDC is also committed to using minority business enterprises, implementing fair housing practices and enforcing the Boston Jobs Ordinance.

The City of Boston and the Boston Redevelopment Authority has been working with ACDC since 1988 to ensure the success of our housing project. With both public support and broad neighborhood support, ACDC obtained CDAG and RDAL from the Executive Office of Communities and Development (EOCD). In addition, ACDC has on file over 150 letters of support and over 2,000 names of petitioners from residents, community organizations inside and outside of Chinatown, elected officials and other supporters. Without an award from the Section 8 Project Based Assistance Program, ACDC would not be able to provide its target goal of affordable units in Chinatown or to build at such a large scale.

With extreme factors such as Chinatown being one of the poorest neighborhoods, having the highest rate of overcrowding in Boston, having a high percentage of deteriorated housing and having thousands of family and elderly on Chinatown's combined subsidized housing waiting lists, this large scale affordable housing project is significant and will alleviate some of these dire neighborhood problems.

We hope that the Public Facilities Department will award us the full number of units that we have requested for assistance.

Sincerely,

Carol Lee
Executive Director

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

Lisa G. Chapnick, Director
Public Facility Department
15 Beacon Street
Boston, MA 02108

April 30, 1991

RE: BRA Chinatown Parcel R3-B (Oak Street Village)
Section 8 Project Based Assistance Program

Dear Ms. ~~Chapnick~~ Lisa:

I am writing on behalf of the Asian Community Development Corporation (ACDC) to support its application for 52 units of Section 8 Project Based Assistance for the Oak Street Village project located on Parcel R3-B in Chinatown.

The Oak Street Village project located at Washington Street and Oak Street represents a major joint effort by the community, the city and the state to ameliorate the acute housing shortage and improve the quality of life in this poor immigrant neighborhood. While Chinatown's population has tripled in the last three decades with the continuing influx of Asian immigrants, housing production has stagnated. As a result, Chinatown has a 30 percent rate of overcrowding according to 1980 U.S. Census which is not only greater than the national average but higher than all other Boston neighborhood. Meanwhile, 40 percent of annual family incomes in Chinatown are $10,000 or less. As proposed by ACDC, 60 percent of the 100 units planned for the Oak Street Village will be affordable to low- and moderate income households in Chinatown, of which 52 units will be for households at 50 percent or below the median family income for the Boston SMSA.

The Oak Street Village project planned for Parcel R3-B signifies the first large scale construction of affordable housing in Chinatown since the completion of the Mass Pike Tower in 1974. The benefits offered by this project to low- and moderate-income households in the historic residential neighborhood of Chinatown represents to us a priority project for the Section 8 Project Based Assistance Program and other funding sources. The Authority is committed to move this project forward expeditiously and to deploy all necessary resources to keep it on an accelerated development schedule. I strongly urge you to support ACDC's application for Section 8 Project Based Assistance. We look forward to working with you to apply them effectively to the affordable housing needs in Chinatown.

Sincerely,

Thomas O'Malley
Assistant Director
Neighborhood Housing and Development Department

亞美社區發展協會

ASIAN COMMUNITY DEVELOPMENT CORPORATION

CHINATOWN PARCEL R3-B
BOSTON, MASSACHUSETTS

Application Section 8 Project Based Assistance Program
April 30, 1991

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ATTACHMENT SUMMARY & CHECKLIST

ATTACHMENT A	-	Site Map and Directions
	-	City Map with Services and Amenities indicated
ATTACHMENT B	-	Evidence of Site Control
ATTACHMENT C	-	Limited Equity Cooperative (not applicable)
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ATTACHMENT I	-	Developer's Financial Statement and Balance Sheet
ATTACHMENT J	-	Evidence of Zoning Compliance
ATTACHMENT K	-	Letters of community support for the project
ATTACHMENT L	-	Detailed work write-up of rehabilitation
ATTACHMENT M	-	15 Year Operating Proforma
ATTACHMENT N	-	HUD Previous Participation Certifications

FORM 1

PROJECT SUMMARY

1. APPLICANT: Name Asian Community Development Corporation

Address 360B Tremont Street Boston, MA 02116

2. PROJECT ADDRESS: Washington St./Oak St./Marginal Rd./Harrison Ave.
Chinatown

3. PROJECT NAME (if different): Chinatown Parcel R3-B

4. Does the proposal include plans for using City-owned or abandoned property?

Yes x No ____

5. PROJECT TYPE: (Check all categories that apply)

x NEW CONSTRUCTION	x RENTAL
____ REHABILITATION OF OCCUPIED PROPERTY	____ SUPPORTED HOUSING
	____ ADAPTIVE REUSE
____ REHABILITATION OF ABANDONED PROPERTY	____ OTHER (specify)
____ MIXED USE	____

6. PROJECTED DATE OF COMPLETION: April 1, 1993

PROPOSED TERM OF CONTRACT FOR SECTION 8 PROJECT BASED ASSISTANCE 15 yrs

7. PROJECT DESCRIPTION: Complete the following project description where the following definitions apply: "new units" includes newly constructed housing, rehabilitation of abandoned units, creation of new housing through adaptive reuse.

(i) UNIT BY TYPE	TOTAL UNITS	(ii) # OF PBA ASSISTED UNITS		CONTRACT RENT
MULTI-FAMILY HOUSING RENTAL	100	SRO	0	
LIMITED EQUITY COOPERATIVE		0BR	0	
SINGLE ROOM OCCUPANCY (SRO)		1BR	2	$ 739
OTHER (specify)_____		2BR	18	$ 869
		3BR	22	$1,087
		4BR	10	$1,217
Total	100		52	

Form 1/pg.2

8. AFFORDABILITY RATIOS		NUMBER	PERCENT
(i)	Market Rate Units:	40	40 %
	Moderate (below 80% median income)	8	8 %
	Units reserved for low-income households with rent subsidies (at or below 50% of median	52	52 %
	Total Units	100	100%
(ii)	Units reserved for households at or below 60% of area median income	60	60 %

9. Cost summary

TOTAL DEVELOPMENT COST:	$ 14,166,000
DEVELOPMENT COST PER SQ. FT.:	$
A. NEW CONSTRUCTION:	$ 131
B. REHABILITATION:	$

10. Financing Summary

PROPOSED PROJECT FINANCING (Private)	
SYNDICATION PROCEEDS	$2,235,000
PROPOSED PROJECT FINANCING (Public)	
MHFA Tax Exempt Mortgage	$11,243,000*
Community Development Action Grant	500,000
BRA Capital Contributions	138,000
TOTAL PROPOSED PROJECT FINANCING:	$14,166,000

*Mortgage will be supported by operating subsidies from 3 sources:
1) RDAL - $250,000 first year;
2) Neighborhood Housing Trust Linkage Funds - $285,000 first year;
3) BRA Operating Contribution - $76,000 per year.

ELIGIBILITY AND RANKING CRITERIA

11. The Rehabilitation or production of limited equity cooperatives and lodging houses.

Currently, this proposal is for a multifamily rental development. The Sponsor may consider adapting the project into a limited equity cooperative at a future date.

12. The provision of supportive services to low-income tenants.

The low-income tenants living in the Parcel R3-B Project will have numerous bilingual support services available to them within short walking distances. Across the street, there is the South-Cove Community Health Center, Golden Age Center, and Quincy School Community Council. The Health Center provides bilingual medical and mental health services affordable to low-income people. The Golden Age Center provides a wide range of bilingual services to the elderly population at no cost. The Quincy School Community Council provides daycare, recreational programs and English as a Second Language at no costs or affordable rates. One block away is the Youth Essential Services that offers teen activities and counseling at little to no cost. About 2 blocks away, there is the Chinese American Civic Association that offers job training, employment counseling, housing counseling, immigration and translation services for free or at low costs. 4 blocks away, Greater Boston Legal Services offers free legal advice and representation to low-income people.

13. The rehabilitation of key structures or new construction of a day lot, and evidence of community support.

In addition to providing much needed affordable housing, the project will benefit Chinatown by constructing housing and open space on a site currently occupied by a parking lot and an abandoned building.

Due the tremendous need for affordable housing in Chinatown and strength of development team, this project has generated tremendous community and city-wide support. This is documented by written letters of support by approximately 130 elected officials, institutions, community groups, businesses, abutters and individuals as well as a petition signed by 890 members of the Asian community in support of ACDC's application for EOCD's Combined Funding Round. As an indication that community support for project is continuing to grow, ACDC has submitted over 40 additional letters of support and a petition signed by over 2,000 members of the Community and other supporters requesting that the Commonwealth make the RDAL commitment and funding available to ACDC in a timely manner.

14. Developer's Capacity

Although the Parcel R3-B Project is the first housing project for ACDC, the ACDC Board and its development team have extensive expertise and capacity in housing development. The combined experience of ACDC's Board members include the development of the Oxford Place and 31 Beach Street housing developments in Chinatown; the China Trade Building; the rent-up of Tai Tung Village (214 units); the development of the Chinatown Development Plan; and the planning for Copley Place, the Charlestown Navy Yard and the Parcel to Parcel Linkage Project #1. As developer, ACDC has assembled a strong development team made up of Woo & Williams (architects), The Community Builders, Inc. (development consultants), R.W. Granger & Sons, Inc. (contractor) and Goodwin, Procter and Hoar (legal counsel). As ACDC's development consultants, The Community Builders has created over 6,000 units of housings and has over 25 years of experience in the development and creation of affordable housing. Woo & Williams, winner of the Olympic Village design in Korea, also has extensive architectural experience. R.W. Granger & Sons and Goodwin, Procter and Hoar are also well-established and experienced team members, each responsible for several thousand units of mixed income housing over the past decade or more.

15. Leverage of Private Funding

This is a $14,178,000 project made feasible by leveraging Section 8 assistance with funding from an institution (New England Medical Center land lease payments from parking garage), the City of Boston (BRA Grant and site designation), the Commonwealth of Massachusetts (CDAG, RDAL and MHFA Tax Exempt Mortgage Financing), the federal government (low income housing tax credits), and the private sector (Neighborhood Housing Trust linkage payments and limited partner capital contributions from the syndication of low income housing tax credits).

16. Readiness to Proceed

On December 7, 1990, the Executive Office of Communities & Development awarded the project $500,000 in CDAG funds, and RDAL at $250,000 in the first year. ACDC submitted an application to MHFA for Official Action Status on November 23, 1990, and an application to the Neighborhood Housing Trust on December 18, 1990.

A measure of a project's "readiness to proceed" is the extent of commitment and enthusiasm evident in the development team, and the team's ability to move expeditiously to develop a project. In anticipation of funding, the ACDC Board and Staff have met on a regular basis for almost 3 years. The Community Builders and Woo & Williams, working mostly on a speculative basis, and Goodwin, Procter & Hoar, providing pro bono services, further demonstrate that the entire development team is equally committed and enthusiastic. With ACDC's collective experience and community support, and the track records of The Community Builder's, Woo & Williams, R.W. Granger & Sons and Goodwin, Procter & Hoar, the team has the ability to expeditiously develop Parcel R3-B.

Furthermore, since the Boston Redevelopment Authority is also committed to deploy all necessary resources to keep this project on an accelerated development timetable, ACDC is confident that the project will move expeditiously through mortgage approvals and into construction within 120 days of the BHA's conditional commitment of project based assistance.

17. Site & Design

This project's design and program evolved through careful consideration of Chinatown's needs and unique characteristics. It's scale, affordability, bedroom mix, open spaces and design reflects Chinatown's dire need for affordable large family-sized units, recreational open space and traditional family values of general cohabitation.

A ten story structure on Washington Street will house all 60 of the one and two bedroom units, while four story structures on Oak Street, Maple Place and the parcel division line will house the 40 three and four bedroom units. This design was created to accommodate the desire of Asian elderly and their families to live together or to live very close to each other, but in separate quarters to allow for their respective activities and tolerable noise levels. Another attractive design feature is that all 40 family units and 10 of the two bedroom units are walkup units with separate private entrances from the streets or courtyard.

The primary urban objective for Parcel R3-B is to create housing that reinforces the strong cultural identity of Chinatown, while relating to the scale, quality and ambience of the historic South End. The scale of the rowhouses to the east is maintained at the eastern edge of the site where the proposed buildings are only four stories. The buildings rise to ten stories at Washington Street, where the adjacent context is of larger scale and the street width is greater. The housing will enclose a private courtyard designed for family use. A public open space, landscaped with trees, shrubs and benches, will create a quiet recreation space on the Oak Street edge of the project.

70 parking spaces for residents will be available at an adjacent parking garage proposed to be built across Oak Street by a creative joint venture between the Chinatown community, a major institution, and the BRA. Residents will have the guaranteed option to lease parking spaces at a reduced rate without ACDC having to incur any of its development or operating costs.

18. Percentage of Affordable Units

Out of the 100 units, there will be 20 one bedroom units, 40 two bedroom units, 30 three bedroom units, and 10 four bedroom units. 52 of these units will be Section 8 assisted units and 8 will be affordable to households earning 60% of median income for a total of 60 affordable units (60%). 36 (90%) of the three and four bedroom units will be affordable to low income households.

19. Duration and Strength of Mechanisms to Preserve Affordability.

ACDC is committed to ensuring the long term affordability of the development. As a nonprofit sponsor, ACDC intends to preserve the affordability of the low-income units in perpetuity.

ACDC will create a wholly-owned, for profit subsidiary which will serve as the general partner of the limited partnership that will become the owner of the development. In addition to the use restrictions imposed by the Low Income Tax Credit regulations and the presence of RDAL subsidy funding, the partnership agreement will stipulate that ACDC or its subsidiary, will have the first option to buy the property from the partnership in order to continue the affordability of the low-income units in perpetuity.

20. Site Control.

The Boston Redevelopment Authority Board voted to give ACDC tentative designation of Parcel R3-B on September 29, 1988.

21. Compliance with Boston Jobs.

As a developer, ACDC feels compliance with the Boston Jobs Ordinance is important and will enforce it in all employment opportunities. ACDC is also committed to exceeding its goals beyond the minimum requirements of the Ordinance.

22. Compliance with Sanitary and Building Codes.

ACDC will comply with all State Sanitary Code and Building Codes. As ACDC strives for excellence, it will attempt to go beyond the minimum State requirements within its financial means.

23. Fair Housing.

ACDC is very committed to fair housing and has developed extensive outreach efforts to reach under-represented minorities. Because several of our Board members as well as staff work with or have worked with diverse communities, the ability to educate and encourage minorities to apply to the BHA housing waiting list will be great.

24. Extent of Participation by Minority or Women Owned Business.

The following minority business enterprises are part of the development team: The Asian Community Development Corporation (developer); Woo & Williams (architects); Lim & Associates (structural engineers); Richard Lee, P.C. (accountant). ACDC sees such participation as an important goal and will attempt to increase participation for minorities and women owned businesses when there are other future opportunities.

FORM 2

I. SITE INFORMATION

Please include site map and directions as **ATTACHMENT A**.

1. SIZE OF SITE

   a. Site gross square footage/acreage: 38,028

   b. Site's buildable square footage/acreage: 38,028

   c. Wetlands square footage: n/a

2. EXISTING SITE CONDITIONS

   a. Number of existing structures: 1

   b. Gross square footage of existing structures: to be demolished

   c. Number of off site parking spaces existing/proposed 70 / _____

3. AMENITIES AND SERVICES

   Please indicate distance from site:

   a. **Shopping facilities** 2 blocks
   b. **Schools** Across the street
   c. **Hospitals** Across the street
   d. **Parks & Recreational Facilities** Boston Common and Public Gardens-5 blocks QSCC-across st., South Cove Y 4 blocks
   e. **Police Station** 1/4 mile
   f. **Fire Station** 1/4 mile
   g. **Public Transportation** one block

* Please **locate** the above on the City map as part of **ATTACHMENT A.**

4. PROPOSED DEVELOPMENT PLAN — CHECK

a.	Number of new structures:	1
b.	Gross square footage of new structure(s):	107,906 sq. ft.
c.	Total number of buildings planned: (including existing structures)	1
d.	Highest number of stories above basement:	10
e.	Total gross square footage planned: (including existing structures)	107,906 sq. ft.
f.	Total residential square footage:	91,010 sq. ft.
g.	Total commercial square footage:	0 sq. ft.
h.	Total community/common space square footage:	16,896 sq. ft.
i.	Percent square footage for residential use:	84.3 %
j.	Total number of residential units:	100
k.	Number of handicapped residential units: (5% minimum required)	5
l.	Project density (units per acre):	115

5. **Please indicate below whether the proposed project has received environmental clearance from the City of Boston, 21E approval from the State and respective dates.**

The project has not received environmental clearance from the City of Boston, nor 21E approval from the state.

FORM 3

SITE CONTROL/DEVELOPMENT SCHEDULE

1. Status

Type of Status	Effective Date	Expiration Date
Developer Designation	9/28/88	NONE
Option		
Purchase and Sale		
Deeded		

Please include evidence of Site Control as **ATTACHMENT B.**

2. Development Schedule

	Actual or Projected Dates
Construction Loan Closing	9/30/91
Construction Start	10/01/91
50% Construction Completion	06/01/92
Construction Completion	04/01/93
First Certificate of Occupancy	04/01/93
Permanent Loan Closing	05/31/93
95% Occupancy	06/30/93

FORM 4

TENANT SERVICES & AFFORDABILITY

1. If the proposed project is a limited equity cooperative, describe the evolution and status of organization, what level of education/training that has/will take place and by whom, and whether Articles of Organization and Bylaws that have been drafted, filed or adopted? Include this narrative and any documents as **ATTACHMENT C.**

NOT APPLICABLE

2. If the proposed project will serve a special needs population, describe the community and the social service to be provided. Include information regarding the service provider, the source of funds (e.g. Department of Mental or Public Health) for the service as well as the term of and restrictions on the use of those funds. Describe any previous experience the developer has had with this or any similar community. Describe the level of technical assistance available to the developer in the development and operations of the housing. Include this narrative and any relevant information or documents as **ATTACHMENT D.**

NOT APPLICABLE

3. Statement of the Owner's plan for managing and maintaining the unit(s) in **ATTACHMENT E** (format provided).

4. All projects must conform with the use restriction terms imposed through the specific funding resources proposed. Briefly describe below any plans for extending the use of the property beyond the minimums, and how the owner intends to maximize affordability levels.

ACDC intends to preserve the affordability of the low-income units in perpetuity. ACDC will create a wholly-owned, for profit subsidiary which will serve as the general partner of the limited partnership that will become the owner of the development. In addition to the use restrictions imposed by the Low Income*

5. **If proposed project is substantial rehabilitation, must any tenants be relocated?**

NOT APPLICABLE

YES _____ **NO** _____

Please sign the disclosure statement located on Page 2 of this form and (if applicable) provide a detailed relocation plan as ATTACHMENT F.

*Housing Tax Credit regulations and the presence of RDAL subsidy funding, the partnership agreement will stipulate that ACDC or its subsidiary, will have first option to buy the property from the partnership in order to continue the affordability of the low-income units in perpetuity.

TENANT RELOCATION CERTIFICATION

I/We, Carol Lee for Asian Community Development Corp., certify that no tenant currently residing at the project site has been forced to move without cause in the last twelve months.

I/We, agree (if applicable) to assume all such costs of temporary tenant relocation.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

29th Day of April, 1991

SIGNATURE: _____ for Asian Community Development Corp.

ADDRESS: 360B Tremont Street Boston, MA 02116

FORM 5

I. DEVELOPMENT TEAM INFORMATION

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

Address: 360B Tremont Street Boston, MA 02116

Telephone: 482-2380

1. As **ATTACHMENT G**, on a separate page, please describe fully the nature of the development entity, including: a) the legal structure, b) list the general partners c) the legal history of the organization. Please attach a copy of any joint venture agreement, articles of incorporation or trust agreement establishing the development entity.

Builder (s)

Architect/Engineer (s)
Woo & Williams
495 Mass. Ave.
Boston, MA 02139

Attorney
Goodwin, Proctor & Hoar
One Exchange Place
Boston, MA 02109

Accountant
Richard Lee
65 Harrison Ave. Suite 403
Boston, MA 02111

Development Consultant
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

Construction Manager

Marketing Agent (if applicable)
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

Management Agent
The Community Builders, Inc.
95 Berkeley St. Suite 500
Boston, MA 02116

General Contractor
R.W. Granger & Sons, Inc.
415 Boston Turnpike P.O. Box 5265
Shrewbury, MA 01545

2. For each of the members of the development team, including each general partner include a resume as **ATTACHMENT H.**

II. DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:

   Asian Community Development Corporation
   360B Tremont Street
   Boston, MA 02116

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

   YES: _____ NO: x

   If yes, explain:

3. a. The financial condition of the developer, as of 6/30/90 is as reflected in the attached financial statement as **ATTACHMENT I.** Additionally, you are required to sign the certification on page 5 of this form.

ACDC will be performing its annual audit at the end of June. A completed audit will be available in July.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also provide an interim balance sheet not more than 60 days old as part of **ATTACHMENT I.**

b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

   Richard Lee, P.C.
   65 Harrison Ave. Suite 403
   Boston, MA 02111

4. Name and addresses of bank references:

   Bank of Boston
   710 Washington St.
   Boston, MA 02111

5. a. Please list the names of officers, principal members, shareholders, investors and other parties having a substantial interest in the project.

The Asian Community Development Corporation (ACDC) is a non-profit 501 (c)(3) organization made up of residents, Asian community members and other interested parties. All the Board members are voluntary. There is one paid staff person, the executive director: Carol Lee.

b. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X

If yes, give the date, place and under what name.

6. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion.

NOT APPLICABLE

7. Has the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder? Yes _____ No x

8. Please list the name and address of the General Contractor and complete General Contractor Profile (see Form 6).

R.W. Granger & Sons, Inc. 415 Boston Turnpike, P.O. Box5265 Shrewbury, MA 01545

9. Provide a statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement) below.

CERTIFICATION

I/~~We~~, Carol Lee for Asian Community Development Corporation, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated April 29, 1991	Dated
Signature	Signature
360B Tremont Street	
Boston, MA 02116	
Address & Zip Code	Address & Zip Code

FORM 6

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this Statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department.)

NO

3. Have any of the principals previously owned any real estate? If so, when, where, and what type of property?

NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston or BHA employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston and/or BHA position, and if not currently employed by the City/BHA, the last date of City/BHA employment.

EMPLOYEE: Carol Lee (PREVIOUS CITY OF BOSTON EMPLOYEE)
Boston Human Rights Commission
Administrative Assistant/Dir. of Community Education
1985-1987

6. Summarize all the owner, developer, builder, architect, and management agents prior participation in BHA and/or City of Boston employees (if applicable) and disclose of any possible conflict of interest by any of these parties. **ALSO COMPLETE THE HUD PRESCRIBED PREVIOUS PARTICIPATION CERTICFICATION FORM WHICH IS ENCLOSED AND INCLUDE IN YOUR COMPLETED APPLICATION.**

7. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crimes?

NO

8. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

NOTE: The applicant is required to provide the above information to the Boston Housing Authority concerning any participant who is not known at the time of the Owner/Applicants submission as soon as the paritcipation is known.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

29th **Day of** April, 19 91

SIGNATURE: _____

ADDRESS: 360B Tremont St.
Boston, MA 02116

FORM 7

GENERAL CONTRACTOR'S PROFILE

Indicate approximate dollar amount of bonding capacity authorized in past three years. $ 40,000,000. (single project) / $140,000,000. (aggregate)

Agent Name, Address, and Telephone:

G.M. Abodeely Insurance Agency Attn: George M. Abodeely

370 Main St. (508)791-2366

Worcester, MA 01608

Is the general contractor under probation or disbarment by a federal or state agency or authority for compliance violations respecting federal or state regulations or policies concerning equal employment opportunity or prevailing wage regulations? No

If yes, describe:

Are any contracts to which the general contractor is a party under litigation or arbitration? Yes X No

If yes, indicate claimant, project name, approximate amount of claim(s), nature of claim(s) and present status:

Minor, as related to normal operations.

Has the general contractor ever failed to complete a project? Yes __ No X

If yes, describe:

Describe the work customarily performed by the general contractor.

Demolition / Concrete Work / Rough & Finish Carpentry / Installation of General Building Components

Include approximate percentage of work to be subcontracted. 60 - 80 %

Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor specifying qualifications of personnel and general experience of contractor.

Please See Information With Brochure

Provide a schedule of contractor's work in process including location, dollar amount of contract, construction start and estimated completion dates.

Please See Attached Project Listing

FORM 8

ZONING

1. What is the present use of the property? There is an abandoned building, a vacant lot, a temporary community garden and a temporary playground.

2. What is the present zoning of the property? Residential Zoning: The site is zoned as a Residential Chinatown Planned Area which allows for 175' maximum building height and FAR of 6.

3. If present zoning does not allow for proposed use, has the needed zone change/variance/special permit/ been obtained?

Yes____ No____

If not, describe status:

Please include evidence, if available, of zoning, zoning map, and local zoning regulations as part of **ATTACHMENT J.**

6. Briefly identify and describe any known support and/or opposition by local officials or neighborhood groups regarding the project; include any letters of support as **ATTACHMENT K.**

Public officials: Congressman Kennedy, Sen. Bulger, Rep. DiMasi, Mayor Flynn, Councillor Salerno, Councillor Kelly, Councillor Bolling. Community Support: ACDC has over 150 letters of support and over 2,000 petitioners on file from 1988 to present from various community organizations and residents, institutions and other supporters. Please see ATTACHMENT K.

8. **Name and telephone number of key local official(s) familiar with this proposal:** Stephen Coyle (BRA)- 722-4300 Mayor Flynn 725-4357

9. **Name of active neighborhood group:** Chinatown-South Cove Neighborhood Council

Contact person and phone number: George Joe 426-8858

FORM 9

1.HOUSING DEVELOPMENT BUDGET

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

HOUSING						
						% OF TDC
ACQUISITION					0	0.00%
CONSTRUCTION COSTS						
New	107,906 GSF @		$85.00 / GSF		9,172,000	64.75%
Rehab	0 GSF @				0	0.00%
Site Prep & Demolition					260,000	1.84%
Parking	0 GSF @				0	0.00%
Street & Site Improvements					520,000	3.67%
TOTAL CONSTRUCTION COSTS					9,952,000	70.25%
RELATED COSTS						
Architect/Engineering	5.0% of T.C.C.				498,000	3.52%
Building & Other Permits	1.0%				100,000	0.71%
Insurance during Construction					70,000	0.49%
Property Tax during Construction					25,000	0.18%
Construct. Loan Interest	Rate	term	Avg Bal		796,000	5.62%
	8.50%	20	5,621,500			
Legal Fees					150,000	1.06%
Marketing/Rent-up					130,000	0.92%
Developer's Overhead					270,000	1.91%
Other Professional Fees						
Accounting & Cost Certification					40,000	0.28%
Development Consultant					250,000	1.76%
Surveys, Geotechnical, Misc. Engineering & Fees					65,000	0.46%
Title & Recording					30,000	0.21%
Financing Fees						
R-DAL Application Fee	0.20% of TDC				30,000	0.21%
Site Inspection Fee	0.50% of loan				56,000	0.40%
Application Fee	0.30% of loan				34,000	0.24%
Mortgage Financing Fee	2.00% of loan				225,000	1.59%
Credit Enhancement	4.75% of loan				534,000	3.77%
Other Related Costs						
Bonding	1.0% of T.C.C.				100,000	0.71%
Hazardous Waste Remediation					40,000	0.28%
Appraisal Fee					5,000	0.04%
Seed Money Interest					5,000	0.04%
Clerk of the Works					86,000	0.61%
TOTAL RELATED COSTS					3,539,000	24.98%
Contingency @	5.0%				675,000	4.76%
TOTAL DEVELOPMENT COST					14,166,000	100.00%

Form 9/pg.2

YEAR 1
2. HOUSING OPERATING BUDGET

Developer Name: ASIAN COMMUNITY DEVELOPMENT CORPORATION

	NSF	# of Units	Monthly Rents	Utility Allowance	Unit Monthly Rents	Total Monthly Rents
SECTION 8 PBA UNITS						
1-BR	687	2	739	33	706	1,412
2-BR	819	18	869	38	831	14,958
3-BR	1,087	22	1,087	45	1,042	22,924
4-BR	1,190	10	1,217	53	1,164	11,640
Subtotal s.8		52				50,934
LOW INCOME CREDIT UNITS						
1-BR	687	0	443	33	410	0
2-BR	819	4	533	38	495	1,980
3-BR	1,087	4	615	45	570	2,280
4-BR	1,190	0	686	53	633	0
Subtotal Low-Credit		8				4,260
MARKET UNITS						
1-BR	687	18	700	0	700	12,600
2-BR	819	18	880	0	880	15,840
3-BR	1,087	4	1,000	0	1,000	4,000
4-BR	1,190	0	1,150	0	1,150	0
Subtotal Market		40				32,440
TOTAL						
1-BR	687	20				14,012
2-BR	819	40				32,778
3-BR	1,087	30				29,204
4-BR	1,190	10				11,640
		100				87,634

ANNUAL RENTAL INCOME			1,051,608
Other Annual Income			
1. PARKING GARAGE	$75.00 / month x	35 spaces	31,500
2. LAUNDRY INCOME	$8.00 / month x	60 1&2BR Units	5,760
3. BRA OPERATING CONTRIBUTION			76,000
4. SPONSOR OPERATING SUBSIDY (Source: Linkage)			270,000
4. RDAL			250,000
Other Annual Income			633,260
GROSS ANNUAL INCOME			1,684,868
Less: Vacancy Allowance - Market Units @		5%	(19,464)
- Low Income Units		3%	(19,870)
EFFECTIVE GROSS INCOME			1,645,534

Form 9/pg.3

EFFECTIVE GROSS INCOME						1,645,534
OPERATING EXPENSES						
			per unit			
1. Insurance			220		22,000	
2. Heat & Hot Water			860		86,000	
3. Common Electricity			80		8,000	
4. Water & Sewer			230		23,000	
5. Maintenance			940		94,000	
6. Replacement Reserve			275		27,500	
7. Administrative			570		57,000	
8. Marketing			100		10,000	
9. Security			500		50,000	
10. EOCD Fee			25		2,500	
11. Management			600		60,000	
11. Real Estate Taxes			600		60,000	
TOTAL OPERATING			5,000			500,000
NET OPERATING INCOME (N.O.I.)						1,145,534
DEBT SERVICE PAYMENTS						1,041,395
	Rate	Fees	Term	Constant	Mortgage	
MHFA TERMS	8.50%	0.30%	35	9.2623%	11,243,000	
CASH FLOW / DEBT SERVICE COVERAGE			10.0%			104,139

FORM 10

PROPOSED CONTRACT RENT & JUSTIFICATION

HOUSING UNIT SIZE & PRICE BREAKDOWN

	# of Units	S.F. per Unit	Gross Monthly Rents	Utility Allowance	Proposed Contract Rents	Cost Per S.F
PROPOSED SECTION 8 PBA UNITS						
1-BR	2	687	739	33	706	1.03
2-BR	18	819	869	38	831	1.01
3-BR	22	1,087	1,087	45	1,042	0.96
4-BR	10	1,190	1,217	53	1,164	0.98
Subtotal S.8	52					
LOW INCOME CREDIT UNITS						
1-BR	0	687	443	33	410	0.60
2-BR	4	819	533	38	495	0.60
3-BR	4	1,087	615	45	570	0.52
4-BR	0	1,190	686	53	633	0.53
Subtotal @ 60%	8					
MARKET UNITS						
1-BR	18	687	700	0	700	1.02
2-BR	18	819	880	0	880	1.07
3-BR	4	1,087	1,000	0	1,000	0.92
4-BR	0	1,190	1,150	0	1,150	0.97
Subtotal Market	40					
TOTAL						
1-BR	20	687			701	1.02
2-BR	40	819			819	1.00
3-BR	30	1,087			973	0.90
4-BR	10	1,190			1,164	0.98
	100					

NOTE: UTILITY ALLOWANCE

Utility Allowance Estimate based on Boston Housing Authority Section 8 / Chapter 707 Utility Allowance Chart. Tenants pay own electricity and cooking fuel. Heat and hot water included in rent.

BHA Utility Allowance Chart - Effective 1/1/91

	UTILITY ALLOWANCE			
	1-BR	2-BR	3-BR	4-BR
Cooking Fuel	7	8	10	12
Electricity	26	30	35	41
	33	38	45	53

There are no conventional market apartment complexes comparable to the size of the proposed Parcel B housing development near Boston Chinatown. The unique location of the Financial District, Downtown Crossing and Boston Common within close proximity has influenced the type of market rate housing available. Primarily, the market housing complexes that are nearby are predominately luxury condominiums such as Heritage on the Common, Parkside East, Devonshire and Tremont on the Common. The Parcel B development is therefore unique for this reason. Parcel B will be an important contribution toward meeting the great demand for affordable housing and will also provide market units in a prime and desirable location.

The attractiveness of living in Chinatown for Asians and non-Asians is due to the proximity to many important amenities such as Asian food markets; bilingual services; specialized new immigrant services; employment opportunities and services; outstanding medical services; excellent transportation access; department stores; theatre and entertainment areas; fine dining facilities; and large public open spaces such as the Public Gardens and the Boston Commons. The location is also ideal as it is so close to popular city sites such as Copley Square, Fanueil Hall Market Place, Downtown Crossing, Theatre District, the Charles River and many educational institutions such New England School of Law, Tufts Medical and Dental Schools and UMass.

Although there is no comparable conventional market apartment complexes in or near Chinatown, there are two comparable mixed income housing developments.

31 Beach Street Project
482-1011

This rehabilitation project opened in 1988 and has 32 units. 13 of these units are market rate and 19 units are subsidized.

TYPE	NO.	RENT	SQ.FT.
1-BR	9	$749	605-640
2-BR	2	$945	797
3-BR	2	$1,188	888

Amenities: Dishwasher, garbage disposal, intercom system, hardwood floors, elevators.

Present market rate vacancies:

Waterford Place
482-2747

This new construction project open in 1990 and has 40 units. 14 of these units are market rate and 26 units use subsidies.

TYPE	NO	RENT	SQ. FT.
1-BR	5	$775-$825	512-702
2-BR	2	$1,050-$1,100	752 & 825
3-BR	3	$1,250	1,077 & 1,256
4-BR	4	$1,400	1,350 & 1,460

Amenities: Dishwasher, garbage disposal, washer/dryer hook-ups (3/4 bedrooms only), intercom system, community room, laundry room, rental parking, terrace.

Market Rate Vacancies:

Our research indicated that the following realtors rent apartments in the neighboring Bay Village, South End, Back Bay, Beacon Hill and Downtown. Most of them indicated that their higher quality apartments were still moving well, while poor quality ones took longer or had difficulties. The attainable rents which varied widely due to location and amenities. Nearly all of their renter markets were made up of primarily professionals.

	Phillips Street 57 Phillips St. Boston 720-1018	Conway Co. 75 Charles St. Boston 227-2300	Cabot & Co. 213 Newbury St. Boston 262-6200
1-BR	$625-$825	$950-$1,000	$800-$1,300
2-BR	$895-$1,200	$950-$1,000	$900-$1,500
3-BR	$1,275-$1395	$1,800-$2,200	$1,100-$2,000

	Rondeau 69 Appleton St. Boston 247-0300	Sprogis 679 Tremont St. Boston 262-1504	Itzcan & Marchiel 160 Comm. Ave. Boston 247-2909
1-BR	$695-$1,000	$650-$900	$700-$1,600
2-BR	$895-$1,500	$800-$1,600	$1,800-$2,000
3-BR	$1,250-$1,800	$1,300-$2,400	$1,800-$2,000

	Boston Realty 139 Mass. Ave. Boston 236-2062	Copley Sq. 209 Newbury St. Boston 262-2600	Century 21 661 Bolyston St. Boston 266-3690
1-BR	$675-$750	$750-$850	$650-$1,500
2-BR	$975-$1,050	$900-$1,100	$950-$2,000
3-BR	$1,300	$1,100-$1,200	$1,200-$3,000

With the very high demand for affordable units in the Chinatown area, we know that the low income units will be absorbed quickly. With the attractiveness of location and numerous amenities, our proposed market rate apartments priced at $700 for an one bedroom unit, $880 for a two bedroom unit and $1,000 for a three bedroom unit are also expected to be absorbed quickly.

FORM 11

FINANCING SOURCES

Construction

Project Cost:		14,166,000
Developer Equity & Grants:		688,000
Source of Equity & Grants:		
1. Community Development Action Grant	500,000	
2. BRA Capital Contributions	188,000	
Syndication Proceeds		2,235,000
Percent syndicated	100%	

Loan Sources:

Source	Loan Type	Rate	Fees	Term (mos)	Amount
MHFA	Construction Loan	8.50%	0.30%	20	11,243,000

Permanent

Project Cost:		14,166,000
Developer Equity & Grants:		688,000
Source of Equity & Grants:		
1. Community Development Action Grant	500,000	
2. BRA Capital Contributions	188,000	
Syndication Proceeds		2,235,000
Percent syndicated	100%	

Loan Sources:

Source	Loan Type	Rate	Fees	Term (yrs)	Amount
MHFA	TAX EXEMPT	8.50%	0.30%	35	11,243,000

The construction and permanent mortgage will be supported by operating subsidies from three sources (See 15 Year Operating Proforma):

1. Rental Development Action Loan (R-DAL) - $250,000 in the first year;

2. Neighborhood Housing Trust Linkage Funds will be used to provide an operating subsidy for the housing over a twenty year period. The linkage funds will become, in effect a twenty year operating annuity for the housing, with $270,000 spent the first year and decreasing amounts in later years. In order to fund this twenty year operating annuity, $1,560,000 in linkage funds must be available and escrowed at construction loan closing, earning an 8.5% interest rate. By adding linkage funds to the rents that can be afforded by the residents, the project is able to support a mortgage that is $2,797,000 larger than it could otherwise pay. Thus, the $1,560,000 leverages mortgage funds worth $2,797,000.

3. BRA Operating Contribution - $76,000 per year for 21 years.

A 350 space parking garage is proposed to be developed by a creative joint venture between the Chinatown community, the BRA and the New England Medical Center on a BRA owned parcel adjacent to this site. Residents will have the guaranteed option to lease 70 parking spaces at a reduced rate without ACDC having to incur any of its development or operating costs.

FORM 12

AFFIRMATIVE MARKETING PLAN

NOTE: **The Affirmative Marketing Plan must be consistent with HUD requirements regarding tenant selection. Owners must agree to affirmatively market completed vacant units to referred applicants from the BHA waiting list.**

1. Developer/Owner Name, Address Asian Community Development Corporation
360B Tremont St. Boston, MA 02116 Tel. No. 482-2380

2. Name and Address of Housing Chinatown Parcel R3-B Project
Washington St./ Oak st./ Marginal Rd./ Harrison Ave.

3. No. of Units 100 Vacant x Occupied

4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.
Asians (Please see attached)

5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4. Please see attached.

Name of Newspaper, Radio or Television Station	Racial/Ethnic Identification of Market

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution.

PLEASE SEE ATTACHED.

7. List Community contacts and describe method of contact.

PLEASE SEE ATTACHED.

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

PLEASE SEE ATTACHED.

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

PLEASE SEE ATTACHED.

FORM 12

AFFIRMATIVE MARKETING PLAN

5.-7. General Outreach and Outreach to Asians

The developer will not discriminate or permit discrimination upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, or handicap in the rental, use and occupancy of the project.

ACDC agrees to comply with the Affirmative Fair Marketing Guidelines of the Executive Office of Communities amd Development and the City of Boston. ACDC will maintain a record of all newspaper ads, outreach letters, translations, leaflets and other outreach efforts. These will be available for review by EOCD and the City of Boston prior to tenant selection upon request.

Brochures and leaflets will be used in the affirmative marketing of the proporty. The HUD logo and slogan "Equal Housing Opportunity" will appear on all marketing materials. Marketing materials will be produced in Chinese, Vietnamese, Cambodian, Spanish, Creole and French. Outreach letters introducing the project will be sent to community groups, organizations, community newspapers, educational and medical facilitites, housing authorities and religious organizations within a reasonable geographic area surrounding the site (See list of outreach organizations, attached.) Articles and advertisements will be placed in community newspapers. Community meetings will be set up held to explain eligibility criteria and rent-up procedures.

In order to reach members of the Asian Community, additional multi-lingual workshops will be done in Chinatown and other neighborhoods where there are high concentrations of Asians.

8. Development and Selection of Applicant Pool

ACDC will be selecting potential applicants from the BHA section 8 waiting list and plans to verify all information regarding income before applicants are placed on the pre-qualifying list. Those eligible for the final selection list will have had reference checks and income verifications completed.

ACDC is still in the preliminary stages of exploring the methods it will use to select future renters for the Parcel R-3B Project and has not firmly decided on an official method.

9. Low and Moderate Income Rental Units

The development will include 60 units for low income families, 52 of the units has been designated for assisted families (50% of the Median Boston SMSA) and 8 unassisted families (60% of the Median Boston SMSA).

The need for large affordable rental units in Chinatown has been well documented by the BRA in recent studies (Chinatown Housing Survey, Chinatown User Survey, 1988). ACDC does not anticipate any difficulties in marketing the low income units in this development.

Market Income Rental Units

The Parcel R3-B development will include 40 market rate units; there will be 18 one bedrooms; 18 two bedrooms and 4 three bedrooms. ACDC anticipated that an extensive marketing effort will be required to rent these units, where rents are between $700-$1,000. ACDC's marketing strategy will be to target higher income users of Chinatown, as well as employees of businesses located in the Chinatown and South Cove areas. According to the 1988 Chinatown User Survey conducted by the Boston Redevelopment Authority, Boston's Chinatown neighborhood has a variety of resident and non-resident users, that is, those who work in Chinatown, who visit restaurants or grocery strores, who visit families and friends, or who pass through on their way from one section of Downtown to another. Four-fifths of all Chinatown users are not neighborhood residents and nearly two-thirds of the users are Asians. Non-residents users tend to be younger, more educated, and better off financially than the Chinatown residents. A significant thirteen percent of those surveyed by the BRA has incomes of over $40,000. The survey also indicates a strong desire on the part of the users, including non-Asians, to live in CHinatown if housing were available and rates were comparable to their present housing costs. Nearly one third of those surveyed think that it is very likely that they would move to Chinatown, and almost half, 49%, think it is least somewhat likely that they would use this opportunity. (Chinatown User Survey, 1988).

ACDC will recruit market income renters through outreach similar to that described in Section A above, with additional outreach through mass circulation newspaper ads and real estate brokers. ACDC will also direct its outreach efforts towards professional organizations such as the National Association of Asian American Professionals, the Organization of Chinese Americans, and the Asian-American Lawyers Association, since their members are more likely to be higher income users of Chinatown. ACDC will publicize the availability of these units with other minority and business organization. ACDC will also target these units to employees who work for major institutional in the area such as the New England Medical Center, Tufts University Medical and Dental Schools, IBM, Teradyne, and the Boston Herald. ACDC's marketing approach will emphasize the many amenities which this development offers such as, the attractive design, proximity to Chinatown's food, shopping and cultural activities, convenient location to Downtown; easy access to the Mass. Turnpike and public transportation; and walking distances to such historic neighborhoods such as Beacon Hill, Back Bay, Bay Village and South End.

OUTREACH ORGANIZATIONS

Community Newspapers	Language
Sampan	Chinese/English
Sing Tao	Chinese/English
El Mundo	Spanish/English
La Semana	Spanish/English
South End News	English
Bay State Banner	English
Jamaica Plain News	English
Boston Ledger	English
East Boston Community News	English
Patriot Ledger	English
Dorchester Community News	English
Bay Window	English

Geographic Location and Name of Community Organization	Target Group
Chinatown/South Cove	
Chinese American Civic Association	Chinese, Indochinese
Greater Boston Golden Age Center	Chinese, Elderly
Chinese Consolidated Benevolent Ass.	Chinese
South Cove Health Center	Chinese, Indochinese,
Chinatown Occupational Training Center	Chinese, Indochinese
Chinese Burmese Association	Chinese, Indochinese
Mass Pike Tenants Association	Chinese, Others
Quincy School Community Council	Chinese, Others
Church of All Nations	Multi-ethnic
International Ladies Garment Workers Union	Multi-ethnic
Castle Square Tenants Association	Multi-ethnic
Allston/Brighton	
Kmhmu Family Center	Kmhmu-Lao
Laotian American Cultural Association	Laotian
Allston-Brighton Community Health Center	Indochinese, Others
St. Elizabeth's Hospital	Multi-ethnic
Brighton Marine Hospital	Indochinese, Multi-ethnic
South End/Lower Roxbury	
United South End Settlements	Black, Latino
South End Neighborhood Action	Black, Latino
Inquilinos Boricuas en Accion	Latino
St. Stephen's Church	Multi-ethnic
Casa Myrna Vasquez	Black, Latina

Union Methodist Church	Black
Cardinal Cushing Center	Latino
Cathedral of the Holy Cross	Multi-ethnic
Cooper Community Center	Black
South End Community Health Center	Multi-ethnic

Roxbury

Roxbury Multi-Service Center	Black
Roxbury-North Dorchester APAC	Black, Latino
Roxbury Comprehensive Health Center	Black, Latino
La Alianza Hispana	Latino
Twelfth Baptist Church	Black
Education/Instruction	Black, Latino
Nuestra Communidad CDC	Black, Latino
Quincy-Geneva Housing Corporation	Black, Latino
Lena Park Neighborhood House	Black
Greater Roxbury CDC	Black, Latino

Dorchester/Mattapan

Codman Square Health Center	Black, Latino
Harvard Street Health Center	Multi-ethnic
Uphams Corner Health Center	Multi-ethnic
Mujeres Unidas En Accion	Black, Latino
Fields Corner CDC	Black, Latino
Lena Park CDC	Multi-ethnic
Dorchester Bay CDC	Multi-ethnic

Other

South Boston Neighborhood House	White
North End Union	White
East Boston CDC	White
Boston Indian Council	Native American
League of Haitian Families	Haitians
Haitian Multi-Service Center	Haitians
Ethiopian Family Center	Ethiopians
Cambodian Community of Mass.	Cambodians
Vietnamese American Civic Ass.	Vietnamese
Cambodian Mutual Assistance Ass. of Greater Lowell	Cambodian
Local Housing Authorities	Multi-ethnic
Mass. Office for Refugees and Immigrants	Multi-ethnic

Minority Professional/Business/Civic Organizations

National Conference of Black Lawyers
Asian American Lawyers Association
NAACP
Urban League
Black Political Task Force

Hispanic Office of Planning and Evaluation
African Professionals Network
National Association of Asian American Professionals
Hispanic Lawyers Association
Boston Urban Bankers Forum
Minority Developers Association
National Association of Black Accountants
National Black MBA Association
Boston Contractors Association

Disabled Persons Groups

Boston Center for Independent Living
Center for Individuals with Disabilities
Community Health Services
Office of Handicapped Affairs
Mass. Coalition of Citizens with Disabilities
Veterans Administration
Mass. Rehabilitation Commission

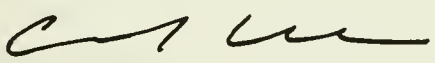
FORM 13

NON-DISCRIMINATION STATEMENT

As a condition of receiving Section 8 Project-Based Assistance, I, Carol Lee
r Asian Community Development Corp., agree not to discriminate or permit discrimination on the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at South Cove Parcel R3-B, Washington St./Oak St./ Marginal Rd./ Harrison Ave.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations, leaflets and any other outreach efforts as described in the attached plan. These will be available for review by the Public Facilities Department or the Boston Housing Authority or designee upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the Public Facilities Department or the Boston Housing Authority, its designee and/or the Boston Fair Housing Commission. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach or marketing efforts as determined by the Public Facilities Department or the Boston Housing Authority or its designee.



OWNER

4/29/91

DATE

FORM 14

PUBLIC FACILITIES DEPARTMENT
ARSON COMMISSION INFORMATION REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./Oak St./Marginal Rd./Harrison Ave.

Section of City: Chinatown

Ward/Parcel Numbers: South Cove Parcel R3-B

Property Owner Name: Boston Redevelopment Authority

PART II, ARSON COMMISSION INFORMATION

Has the subject property owner ever been convicted of an arson related crime

NO

Is the subject property owner currently under investigation by the Arson Squad?

NO

Comments

FORM 15

PUBLIC FACILITIES DEPARTMENT
FAIR HOUSING COMMISSION INFORMATION REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./Oak St./Marginal Rd./ Harrison Ave.
Section of City: Chinatown
Ward/Parcel Numbers: South Cove Parcel R3-B
Project name: Chinatown Parcel R3-B Project
Property Owners name: Boston Redevelopment Authority
Developers Name: Asian Community Development Corporation

PART II, FAIR HOUSING COMMISSION INFORMATION

Has the subject property owner been found to be in violation of Fair housing laws? NO

Is the subject property owner currently in mediation with MCAD or Fair Housing Commission? NO

Was the person cooperative with the Commission? Yes _____ _____ _____
No _____ _____ _____

Comments _____

FORM 16

PUBLIC FACILITIES DEPARTMENT
RENT EQUITY BOARD STATUS REQUEST

PART I, PROPERTY INFORMATION

Property Address: Washington St./ Oak St./Marginal Rd./Harrison Ave.

Section of City: Chinatown

Ward/Parcel Numbers: South Cove Parcel R3-B

Landlord/Owner Name: Boston Redevelopment Authority

Landlord/Owner Address City Hall Plaza 9th floor

Boston, MA 02201

(Section of City & Zip)

PART II, RENT EQUITY BOARD INFORMATION

Property Registered: Yes_____(see rent roll Page 2)

No x

If Registered:

1. Property Exempt? Yes_____No_____

   A. Reason for Exemption Ruling: _____

   B. Date of Exemption Ruling: _____

2. Number of Units registered: (If not exempt) _____

   A. Number of Units Rent Controlled: _____

   B. Number of Units vacancy decontrolled: _____

Form 16/pg2.

Property Address: _____

Ward/Parcel Number: _____

UNIT #	CONTROLLED (X indicates Yes)	DECONTROLLED (X Indicates Yes)

Outstanding violations

Does owner of this property have any outstanding conplaints before the Rent Equity Board or the Boston Housing Court? Yes_____ No__x__

If Yes, please specify _____

_____

_____.

FORM 17

PUBLIC FACILITIES DEPARTMENT
TAX TITLE DIVISION INFORMATION REQUEST

PART I, AFFIDAVIT: APPLICANT'S DISCLOSURE OF PROPERTY OWNED

List all property that each applicant presently owns or has owned in the City of Boston:

NONE

List all property that is now owned in the City of Boston by any corporation, trust, partnership or joint venture that you are now associated with:

Entity	Property Address
NONE	

List all property that was owned in the City of Boston by any corporation, trust, partnership or joint venture that you were associated with, during the period of your association with that entity:

NONE

The above information is true and complete to the best of my knowledge.

Carol Lee — 4/29/91

Applicant Signature — Date

Carol Lee

Typed in name

Co-Applicant Signature — Date

Typed in name

PART II, TAX TITLE DIVISION REPORT

Attached please find the applicant's disclosure of Property Owned Affidavit. Please review the information and inform me if there is any reason why this applicant should not be considered for funding by the Neighborhood Housing Trust due to present or past tax problems.

==========

I have received the attached information and

_____ I have cleared this applicant for participation in the Neighborhood Housing Trust's funding program.

_____ I find that this applicant is not eligible for participation in the Neighborhood Housing Trust's funding program for the following reason(s):

_____

_____

_____

_____

_____

_____

_____

_____

Signature — Title — Date

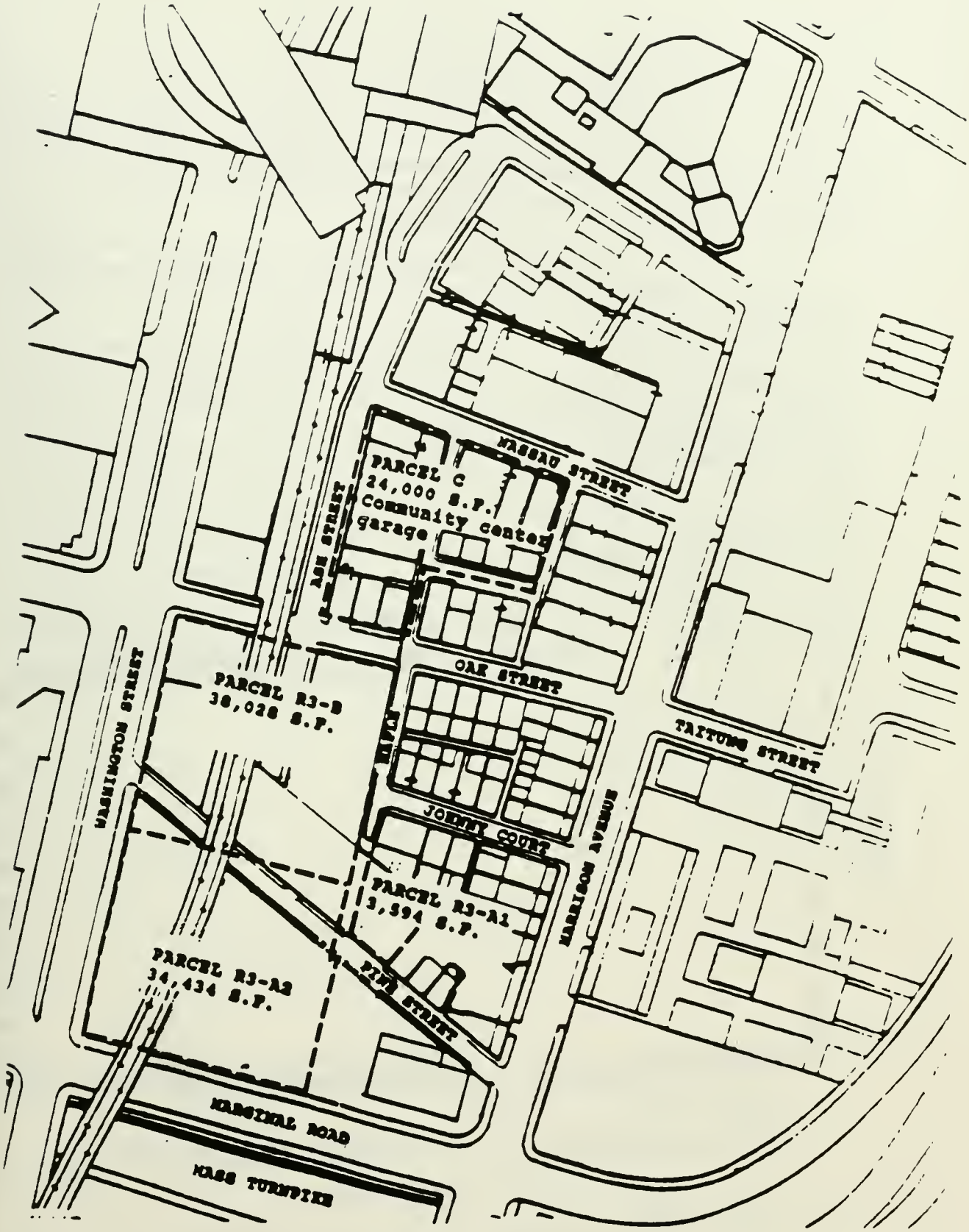
2311f/from original master
5391f

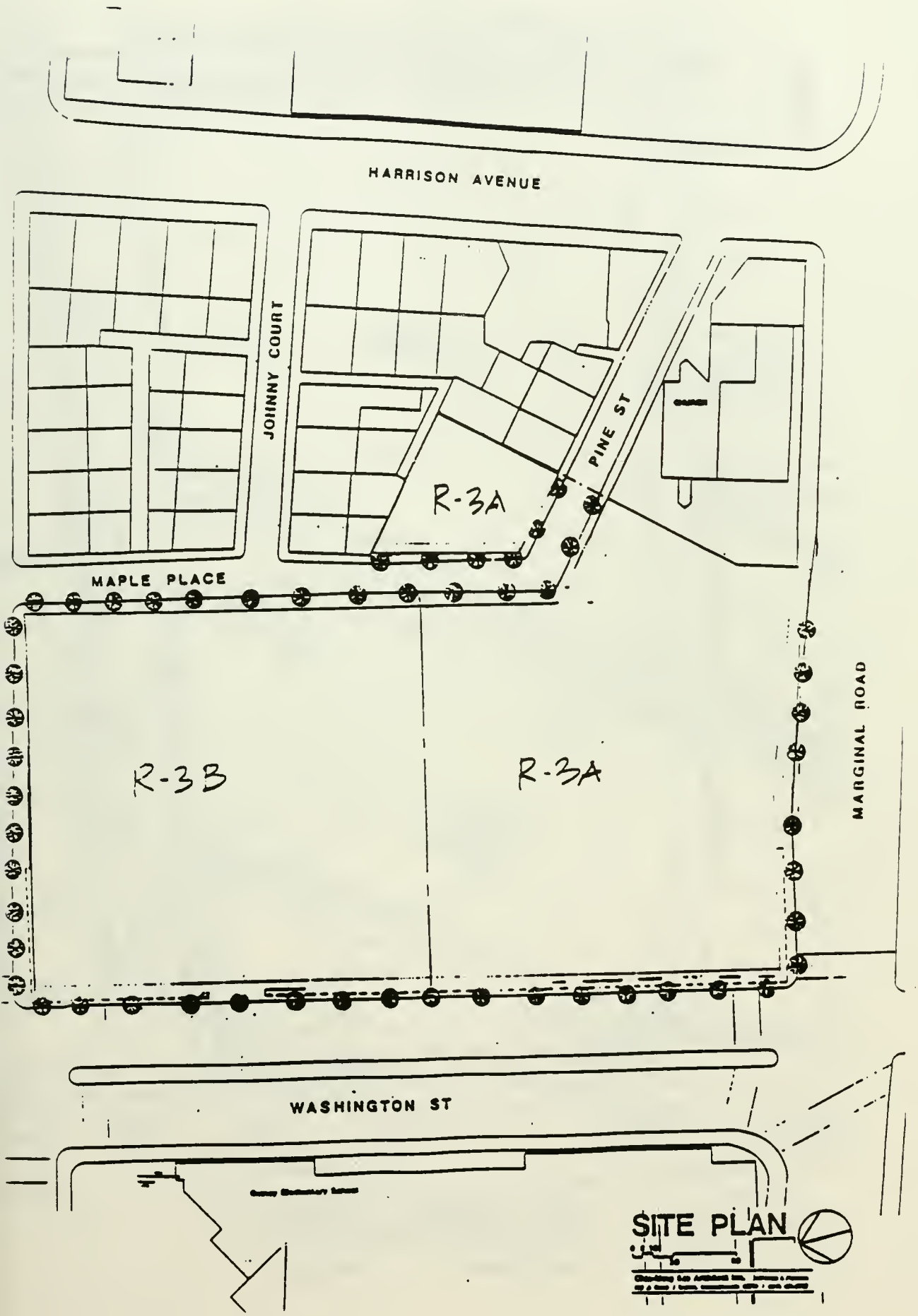
Manufactured by
JULIUS BLUMBERG, INC.
NYC 10013
Cat. # 5128

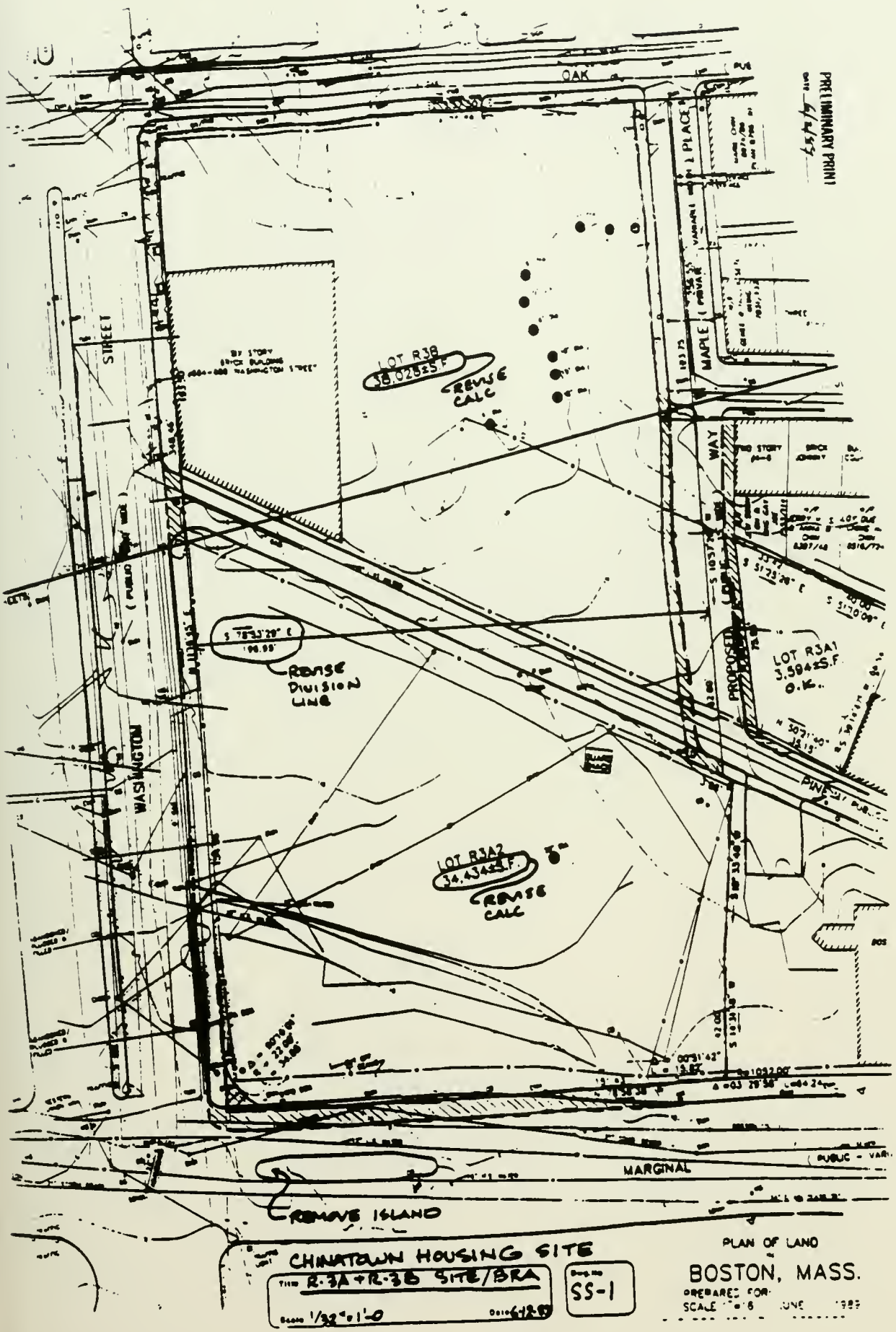
ATTACHMENT A

Site Map

Boston City Hall
BOSTON COMMON
Park
Downtown Crossing
Fire Station
Police Station
Parcel B
Fort Point Channel


NASSAU STREET
PARCEL C
24,000 S.F.
Community center
garage
ASH STREET
OAK STREET
PARCEL R3-B
38,028 S.F.
WASHINGTON STREET
ELM
JOHNS COURT
TATTUM STREET
HARRISON AVENUE
PARCEL R3-A1
3,594 S.F.
PARCEL R3-A2
34,434 S.F.
PINE STREET
MARGINAL ROAD
MASS TURNPIKE


HARRISON AVENUE
JOHNNY COURT
PINE ST
R-3A
MAPLE PLACE
R-3B
R-3A
MARGINAL ROAD
WASHINGTON ST
SITE PLAN


OAK
PRELIMINARY PRINT
6/24/57
STREET
WASHINGTON
MAPLE PLACE
WAY
LOT R3B
38,025±S.F.
REVISE CALC
REVISE DIVISION LINE
LOT R3A1
3,584±S.F.
0.K.
PROPOSED LOT
PINE ST
LOT R3A2
34,434±S.F.
REVISE CALC
MARGINAL
PUBLIC
REMOVE ISLAND
CHINATOWN HOUSING SITE
R-3A + R-3B SITE/BRA
SS-1
1/32"=1'-0
PLAN OF LAND
BOSTON, MASS.
PREPARED FOR:
SCALE
JUNE

Manufactured
JULIUS BLUMBER
NYC 10004
PRODUCT NO. 1

ATTACHMENT B

Evidence of Site Control

MEMORANDUM BOARD APPROVED SEPTEMBER 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY BOARD AND STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT, AND RONALD FONG, ACTING DEPUTY DIRECTOR

SUBJECT: CHINATOWN FRAMEWORK: TENTATIVE DESIGNATION FOR PARCEL R-3/R-3A

SUMMARY: This memorandum requests the tentative designation of the Asian Community Development Corporation and the R-3A Associates Limited Partnership as redevelopers of a partitioned South Cove Parcel R-3/R-3A, and the establishment of a Trust to oversee the development of Parcel "C" for a community facility.

The Chinatown Framework

The Authority-sponsored competition for the development of South Cove Parcel R-3/R-3A has provided the Authority with the opportunity to resolve land use issues throughout Chinatown. The Authority has undertaken the resolution of land use and development guidelines within the framework of the Chinatown Community Plan, which the Authority and the Chinatown community have jointly developed. The principles of this framework that relate specifically to the development of Parcel R-3/R-3A are:

1. The accelerated creation of 500 units of housing, two-thirds of which will be affordable, to address Chinatown's housing crisis.

2. The development of a community facility to preserve and enhance the capacity of community service providers, particularly those displaced by the development of Authority-owned parcels.

3. The establishment of boundaries to define community and institutional land use.

On March 14, 1988, the Authority released a Request for Proposals for the development of a minimum of 220 residential units and the relocation of the South Cove YMCA onto Parcel R-3/R-3A. Proposals were submitted by two teams: the Asian Community Development Corporation (ACDC) and the R-3A Associates Limited Partnership.

ACDC is a newly formed non-profit community development corporation. Their development consultant is Greater Boston Community Development, Inc. The design firm of Woo & Williams will serve as project architect. Legal counsel is Goodwin, Procter & Hoar. GBCD Property Management Company will serve as management agent, and Gilbane Building Company is the general contractor.

R-3A Associates Limited Partnership is guided by the Chinese Economic Development Council (CEDC). CEDC is a non-profit community development corporation that began operations in 1975. CEDC Realty Corporation, a wholly-owned for-profit subsidiary of CEDC, will serve as the managing general partner of R-3A Associates Limited Partnership. Their partners in the development of this project are the Chinese Coalition for Affordable Housing, Fish Boston Development Corporation and McCormack Family Development Corporation. Chia-Ming Sze Architects will serve as project architects. McCormack & Putziger will provide legal counsel. Property management will be handled by CEDC Realty Corporation and Peabody Properties. The general contractor is Peabody Construction.

Both teams submitted excellent proposals for the development of the parcel. Each team met every requirement as delineated in the RFP. The Chinatown community demonstrated strong support for both teams. The high degree of competence and experience within each team assured Authority staff that either team could develop the affordable housing, community facility and open space as required in a satisfactory manner.

However, the opportunity for the establishment of a consolidated community land area that could result from the negotiations with NEMC, Tufts, and T-NEMC creates the opportunity to resolve the siting of housing, community facilities and open space on a community-wide level, as opposed to addressing each of these uses on one parcel. As a result of the potential availability of the Nassau, Ash, Oak and Harrison block (Parcel C), the desire to accelerate and maximize the development of housing in Chinatown, the ambition to create a superior community facility, and the commitment of two highly competent development teams, staff recommends:

1. Reserving Parcel R-3/R-3A as a site primarily for the development of housing and ancillary commercial use;

2. Dividing Parcel R-3/R-3A into two manageable development parcels, Parcels A and B (see Exhibit A), with the objective of providing equivalent development opportunities to both development teams;

3. Tentatively designating R-3A Associates Limited Partnership as redeveloper of Parcel A, and ACDC as redeveloper of Parcel B;

4. Requiring each developer to submit revised design and development plans within 60 days, to be created within the revised development guidelines for each parcel (Exhibit B);

5. Should the development opportunities of Parcel A and B prove to not be equivalent, the BRA will work with the community to locate an additional development opportunity on land in Chinatown now owned or to be acquired by the BRA to achieve, in the aggregate, development of equivalent scale (the selection and development of this additional development opportunity will not impede the development of Parcel A or Parcel B);

6. Developing a first-class community facility Parcel C, should it become available;

7. Providing for the selection of a community-based Trust to oversee the development and management of the community facility, and to request both ACDC and R-3A Associates Limited Partnership to provide technical assistance to the consultant, the Trust and the community with the development of the facility;

8. Committing space within the community facility for the relocation of the South Cove YMCA and the Chinatown Boys and Girls Club, both of whom will be displaced through the development or disposition of Authority-owned parcels in Chinatown, and vesting the Quincy School Community Council with an equivalent interest in Parcel C; and

9. Directing BRA staff and the community facility consultant to analyze the transportation impacts from the various development opportunities, and to study the opportunities to simultaneously address the parking demands of housing, community service and institutional use through the creation of shared parking facilities.

Conclusion

The combination of a resolution of the NEMC dispute and the closing of the R-3/R-3A competition provides the Authority and the Chinatown community with a magnificent opportunity to initiate the immediate development of approximately 275-325 units of housing, which is roughly 60% of the Phase I goal of the Chinatown Housing Improvement Program. Furthermore, the placement of the community facility on Parcel C will provide for a larger, more visible and accessible facility that will better serve the Asian community.

An appropriate vote follows:

VOTED: That the Authority tentatively designate the R-3A Associates Limited Partnership as redeveloper of Parcel A as described in Exhibit A, and tentatively designate the Asian Community Development Corporation (ACDC) as redeveloper of Parcel B as described in Exhibit A, said tentative designation being subject to the terms and conditions set forth in the attached Resolution and the revised development guidelines as defined in Exhibit B.

BOARD APPROVED

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE ASIAN COMMUNITY DEVELOPMENT CORPORATION AND THE R-3A ASSOCIATES LIMITED PARTNERSHIP AS REDEVELOPER OF DISPOSITION PARCELS A AND B (R-3/R-3A)
SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Asian Community Development Corporation and the R-3A Associates Limited Partnership have expressed an interest in and has submitted satisfactory proposals for the development of Disposition Parcel R-3/R-3A in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the R-3A Associates Limited Partnership be and hereby is tentatively designated as Redeveloper of Parcel A, which shall be a subdivision of Disposition Parcel R-3/R-3A;

2. That the Asian Community Development Corporation be and hereby is tentatively designated as Redeveloper of Parcel B, which shall be a subdivision of Disposition Parcel R-3/R-3A;

3. Both tentatively designated developers to be subject to:

   (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

   (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General

Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within sixty (60) days in a form satisfactory to the Authority of:

(i) Revised design and development plans that adhere to the revised development guidelines as defined in Exhibit B.

(d) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and sales and/or rental schedule.

4. That disposal of Parcels A and B (R-3/R-3A) by negotiation is the appropriate method of making the land available for redevelopment.

5. That the Developers will be subject to the Authority's Complete Design Review Procedures, including but not limited to submission of Final Working Drawings and Specifications.

6. That the Developers will submit for review and approval all financial and marketing information pertinent to the construction of the combined housing, office (if any) and garage components of the project.

7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the Developers be and hereby are authorized to enter into a License with the Authority for the purpose of early entry into Parcels A and B for surveying, site investigation and other purposes. Said License shall further provide that the Licensees shall obtain liability insurance naming the Authority as co-insured and Licensees agree to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensees' use of the premises. Said License to include such other terms and conditions as

the Director deems proper and in the best interest of the Authority.

9. That the Developers be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

10. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

EXHIBIT A

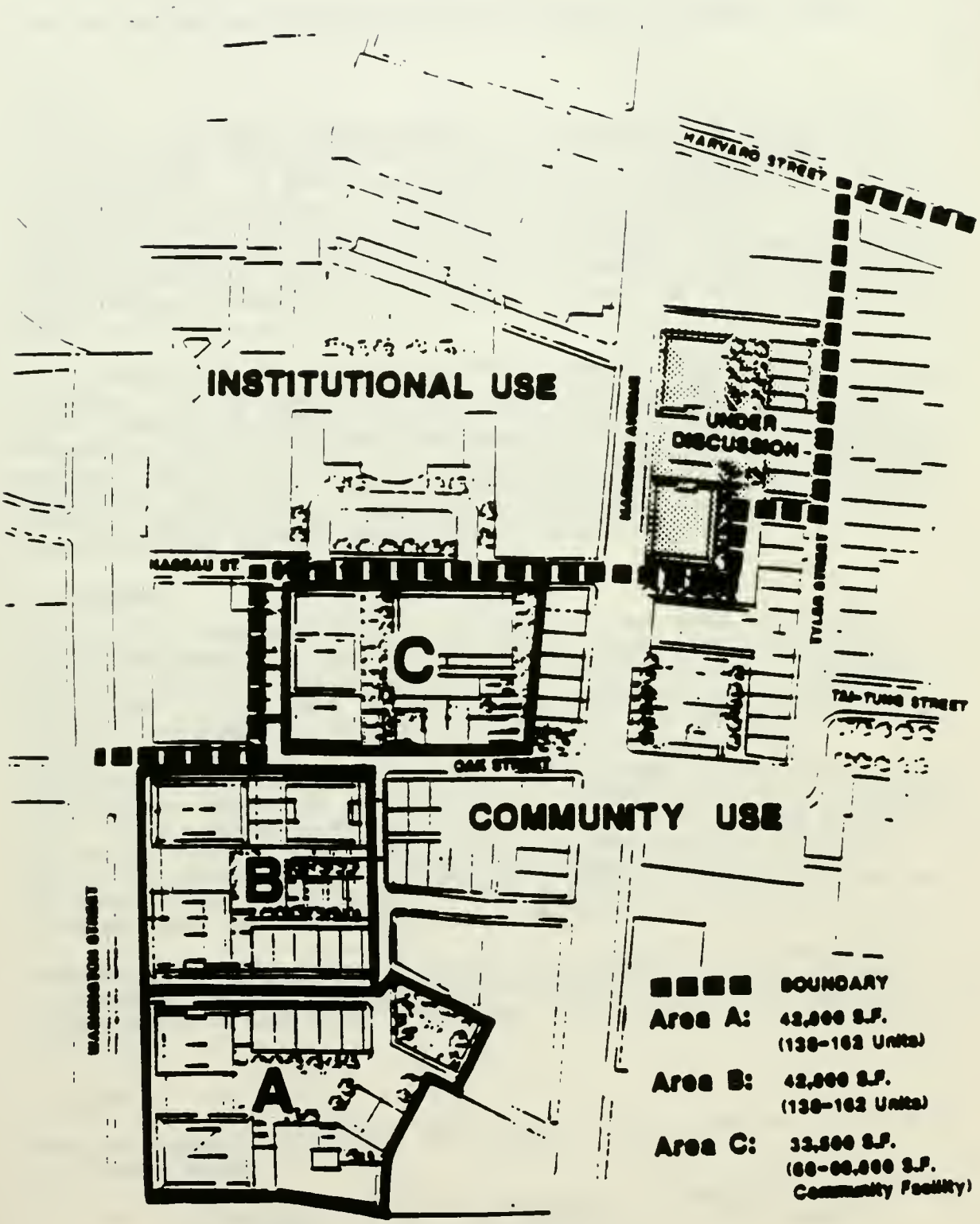

HARVARD STREET
INSTITUTIONAL USE
UNDER DISCUSSION
HARVARD AVENUE
DALTON STREET
MASSAU ST.
C
TAI-TUNG STREET
OAK STREET
COMMUNITY USE
B
WASHINGTON STREET
A
BOUNDARY
Area A: 42,000 S.F. (138-162 Units)
Area B: 42,000 S.F. (138-162 Units)
Area C: 33,000 S.F. (66-66,000 S.F. Community Facility)

EXHIBIT B

REVISED DESIGN AND DEVELOPMENT GUIDELINES FOR PARCELS A AND B

DESIGN

Unlike the adjacent neighborhoods of the South End, Beacon Hill, and the North End, Chinatown does not have a predominant building type. At one time Chinatown did have the architectural consistency that these neighborhoods still maintain: a prevalence of four or five story red brick rowhouses with elevated basements and mansard roofs. However, due to commercial and institutional expansion within the community and major public land takings, Chinatown has become a melange of various building types and land uses.

The strength of the community lies in its strong cultural identity. The primary urban design objective for Parcels A and B is to create housing that reinforces this cultural identity. Proposals will be reviewed for compatibility with existing use patterns and architecture in areas such as materials, detailing, proportion and other elements that contribute to the distinctive cultural character of Chinatown. Furthermore, proposals should complement the design efforts of the adjoining parcel.

1. Context

The site is located amidst a variety of land uses in Chinatown. Across Washington Street is the Quincy Elementary School and Quincy Tower, a highrise elderly residential tower. Located on Oak Street is the home of the Quincy School Community Council, which is adjacent to vacant lots owned by the BRA and Tufts-New England Medical Center that are planned to support the development of additional medical facilities, a community facility on Parcel C, and potential residential uses. Three and four story walk-up townhouses exist on Maple Place and around the corner on Pine Street. The Boston Chinese Evangelical Church abuts the parcel at Pine Street and Marginal Road. Across Marginal Road is the Massachusetts Turnpike, which is due to be covered over for air rights development in the 1990's.

Presently, a dilapidated five story building at the corner of Washington and Oak Streets (which is the current home of the Chinatown Boys and Girls Club) and a surface parking lot exist on this site.

2. Uses

The development proposals for Parcel A and B must include the following uses:

a. An emphasis on the development of family housing units, i.e. three- and four-bedroom units. The overall

objective from the development of both parcels should be the provision of a minimum of 50% of the total proposed units as family housing, and a maximum of 25% of the total units developed as housing for the elderly. A range of 138 to 162 units can be developed on both parcels. It is recognized that each parcel may not achieve the required percentages of family and elderly housing, but that both proposals should jointly seek to meet these overall requirements.

b. Development proposals must include a plan to provide at least one-third of the residential units as affordable to low-income households and one-third of the units as affordable to moderate-income households.

c. A minimum of .7 parking spaces per dwelling unit must be provided. All parking must be located below grade.

d. Open space must be provided on site. The proposal for Parcel A should consider locating a community garden on the vacant lot at the corner of Pine Street and Maple Place.

e. If provided, commercial office and/or retail space should be located on the perimeter of the site at street level.

1. Density, Height and Massing

a. A total development size of approximately 170,000 gross square feet for each parcel is requested. The project should not exceed a floor area ratio of approximately 4.25 (excluding below grade parking).

b. The proposed height limit for the Chinatown/South Cove Subdistrict of the Downtown Interim Planning Overlay District is 80'-100', depending on architectural compatibility. A majority of the project must conform to this height limit. However, due to the extraordinary demand for housing and the location of MassPike Towers (164' high) and Tai Tung Village (110' high) on adjacent blocks, the Authority will consider proposals that allow a portion of the project to be developed at greater heights.

c. Articulation of the building massing is strongly encouraged. The setback for new construction should match that of existing adjacent buildings at common property lines.

d. Although rooftop mechanical areas are not within the height limits, these areas must be concealed from view and be integrated into the overall building design.

e. Public sidewalks should be repaved, and pedestrian level lighting, street trees and trash receptacles provided. The Authority will make its best effort to obtain public capital funds for these and other public site improvements.

f. The Authority urges both teams to work together to address density, height and massing issues, for the greater benefit of both affordable housing projects and the Chinatown community.

TRANSPORTATION

1. Vehicular Parking, Access and Circulation

a. A minimum of .7 parking spaces per dwelling unit is required. All parking must be located below grade.

b. Both teams are strongly encouraged to jointly develop vehicular circulation, access and parking plans. The joint development of these plans should result in vehicular circulation and access that is sensitive to both proposals, and the more efficient development and use of below grade parking.

c. The impact of various transportation initiatives and development projects on traffic patterns and volume should be considered jointly by both teams in the location of a parking entrance or entrances. The design and layout of a parking entrance or entrances and ramps should minimize its visual impact on the site. Efforts should be made to mitigate impacts on public safety and traffic congestion.

2. Service Areas

a. Service areas for the project should be inconspicuously located, safe, enclosed and must not detract from views of the development and surrounding streets.

ENVIRONMENTAL GUIDELINES

a. The development should be designed to minimize adverse impacts on the surrounding environment. Particular consideration should be paid to minimizing the shading of public open spaces and abutting residences.

b. In subsequent phases of review, the designated developers will be required to submit an environmental impact assessment and transportation access plan in accordance with BRA Development Review Procedures. Both teams will likely be required to file joint impact assessment and access plans.

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NYC 10004
PRODUCT NO. 1

ATTACHMENT C

Limited Equity Cooperative
(not applicable)

ATTACHMENT D

Special Needs Housing
(not applicable)

ATTACHMENT E

Owner's Plan for Property Management

EXPERIENCE AND QUALIFICATIONS

1. PROPERTIES MANAGED BY THE COMMUNITY BUILDERS

The Community Builders' Property Management Portfolio presently consists of 41 properties located in Massachusetts and Rhode Island, ranging in size from 6 to 430 units, which provide nearly 3,000 households with affordable rental housing.

The Community Builders Management Portfolio can best be described as a diverse representation of the non-profit affordable housing market. Approximately two-thirds of the properties under management are inner-city, family developments which administer the full range of subsidy programs (many sites participate in multiple programs) and which have been financed with complex funding packages. The remaining one-third of the portfolio is comprised of inner-city and rural elderly/handicapped properties and commercial space. The Owners or General Partners for all but one of these properties are non-profit, grass roots community groups.

In addition to providing for each property's fiscal, administrative and maintenance needs, The Community Builders is committed to working with any available recreational, educational or social services programs to make each residential community the best it can be.

Community Based/Resident Management

Most of the Owners for whom we work are Boards of non-profit organizations. They typically include neighborhood residents as well as residents of the properties themselves. The Community Builders has developed extensive experience with a variety of resident management models. Resident management can take the form of limited equity cooperatives or a more traditional rental approach where the ownership entity includes residents on the controlling Board. Resident management is not an untested ideal for The Community Builders. It is a practical reality that can and does work. We are committed to developing a management model that involves neighborhood and community residents to the maximum extent desired by the Owners of the properties we manage.

One of the key advantages to active resident involvement with management is communication. Communication is the key component of this aspect of The Community Builders' management objectives.

To this end, The Community Builders encourages an ongoing dialogue between residents and management about issues of concern. Regular meetings with residents provide a forum where residents can contribute to the effective management of the property. Site staff are also available as resources to residents who are in need of social services. Management Personnel are provided with training and technical support in this area by The Community Builders' Human Service Coordinator.

Examples of programs which have been implemented through effective communication with residents include:

a. The creation of Resident Associations.

b. The institution of Meal Sites for Seniors.

c. The creation of effective resident assisted security programs.

d. Programs for the physically and mentally disadvantaged.

e. Activities for children and youth.

A detailed list of properties managed by The Community Builders is attached (Exhibit I) which briefly describes each development, its location, size, resident population, ownership (for profit/non profit/tenant controlled), the number of years under The Community Builders' management, type of financing and agencies involved.

2. **PERSONNEL**

The Community Builders believes that the strength of its operation is at the site level which is evidenced by the fact that 137 of the Property Management Division's 152 employees work on-site.

The on-site staff is comprised of Property Managers, On-site Managers, Maintenance Superintendents, Maintenance Assistants, Custodians and Security Personnel. Property Managers are experienced and well-trained in all aspects of day-to-day property management. They may be responsible for one large property (430 units) or for two to four smaller properties administered by on-site managers. Property Managers provide daily supervision and support where it is most needed -- at the site level.

The Community Builders' Property Managers recently completed an intensive training program in all aspects of property management (physical plant, resident relations, property accounting, budgeting, legal, agency regulations, etc.). This five hour weekly training program was developed by The Community Builders as part of its continuing commitment to deliver the best property management services possible. A key to that commitment is ongoing education.

In order to provide maximum technical and supervisory support, each property is assigned an Assistant Director of Property Management who works under the supervision of the Director of Property Management. It is the Assistant Director of Property Management who communicates directly with the Owner about policy issues and who keeps the Owner apprised of both the fiscal and physical health

of the property. The Assistant Director of Property Management's responsibilities include: executing documents, developing budgets, signing off on expenditures, administering and/or implementing policies and procedures, making regular inspections of the property, supervising the Property Manager and assisting with the supervision of other site personnel, meeting with Resident Associations and making certain that the property is operating at its highest possible level of efficiency.

The Management Staff is supported by Management Accounting and Bookkeeping personnel who, through the ongoing posting of transactions, prepare monthly financial reports.

A summary of the number and type of personnel employed by The Community Builders Management Division, an organizational chart, and the resumes of The Community Builders' Senior Management Staff can be found in Exhibit II.

3. THE COMMUNITY BUILDERS' EXPERIENCE WITH PUBLICLY FINANCED HOUSING AND NON-PROFIT SPONSORS/OWNERS

The Community Builders has 25 years of experience working with non-profit community groups to help them meet their development and management objectives. As you can see from the information provided in Exhibit I, Community Builders has worked with virtually every agency and program which provides funding for publicly-financed housing. Without exception, every property managed by Community Builders participates in a minimum of one federal, state or local financing or subsidy program.

In addition to working extensively with HUD, MHFA, EOCD, RIHMFC and OIR, Community Builders interacts regularly with many local housing authorities in providing affordable housing to applicants with Section 8 certificates and State Rental Subsidy Program Assistance. Our experience with these agencies have also afforded us the opportunity to work with many HUD programs, including the federal Flexible Subsidy Program and Section 8 Mod Rehab Programs.

With the exception of one 44-unit property, Olympia Square Apartments in Lynn, Massachusetts, The Community Builders works exclusively for non-profit sponsors and owner groups. In each case, the non-profit owner sets the policy for the operation of its property. In turn, Community Builders applies sound managerial expertise to insure the effective, efficient day-to-day operation of the development.

Each non-profit sponsor's Board of Directors determines the scope of management interaction it expects from The Community Builders. Our involvement with these groups ranges from annual meetings for the approval of fiscal year operating budgets to daily contact with owner representatives.

A property-by-property summary of our experience with non-profit owner groups can be found in Exhibit III.

4. MANAGING LIMITED EQUITY COOPERATIVES

The Community Builders currently manages two limited equity cooperatives (Montebello Road in Jamaica Plain and Heritage Common in Lowell) and has been designated the Managing Agent for three more, two of which are currently under construction (Roxbury Corners and Langham Court, both in Boston) and one of which is targeted to begin construction in early 1991 (Salem Harbor in Salem, Massachusetts). Limited equity cooperatives are an innovative approach to affordable housing and, like any new concept, their marketing and management require thoughtful planning and a good deal of consumer education. The Community Builders has developed a coop orientation model that includes:

a. a short film produced by TCB to acquaint prospective coop members with this unique form of home ownership;

b. written brochures and flyers describing the particular coop in detail;

c. regular bi-lingual orientation sessions followed by application taking processing for those interested;

d. a resident selection committee to select qualified applicants;

e. development of coop documents including Applications, By-laws, Occupancy Agreement, Subscription Agreement;

f. establishment of coop committees such as a welcoming committee to welcome and introduce new members to the coop, safety committee to establish a crime watch, improvements committee to determine what improvements residents can and cannot make in their units, and the like;

g. resident training in coop ownership responsibilities and obligations as well as training in basic property management fundamentals;

h. regular meetings with the Coop Board.

The Community Builders' objective is to work closely with each Cooperative Board to determine the resources necessary for the cooperative to successfully provide and maintain attractive and affordable housing.

5. AFFIRMATIVE ACTION AND FAIR HOUSING POLICIES

The Community Builders Affirmative Action Plan, Statement of Corporate Policy and Statement of Management Division Policy, can be found in Exhibit IV.

In addition, The Community Builders has each on-site employee sign a Declaration of the Fair Housing Act of 1968 affirming not only their familiarity with the law, but their commitment to "vigorously pursue all avenues of outreach to minorities as defined in the Affirmative Action Plan for the property." This is also included in Exhibit IV.

The Community Builders has been commended for its efforts in reaching or exceeding the affirmative marketing goals at the properties it manages and is proud of its reputation in this area. The Community Builders is also committed to obtaining the goods and services of minority business enterprises and is routinely applauded for its accomplishments in this area. TCB also maintains a listing of minority vendors which is distributed to all of its site managers.

EXHIBIT I

PROPERTIES MANAGED

BY

THE COMMUNITY BUILDERS

PROPERTIES MANAGED BY THE COMMUNITY BUILDERS

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile *
1. **SECD/GBCD ASSOCIATES LIMITED PARTNERSHIP**** Renovated townhouses in Boston's South End - Managed since 1970	83	HUD assisted family housing, Section 8 rental assistance	Income Low 83 Mod Mkt Racial Mix Bl 56 His 10 As N/Am Wh 15
2. **GBCD 111-113 ASSOCIATES LIMITED PARTNERSHIP**** Renovated townhouses in Boston's South End Managed since 1970	10	HUD assisted family housing, leased housing subsidies through Boston Housing Authority	Income Low 7 Mod Mkt Racial Mix Bl 2 His 5 As N/Am Wh
3. **677 TREMONT STREET*** A boarding house for single low-income households - Managed since 1970	8	Owned and operated by The Community Builders	Income Low Mod Mkt 8 Racial Mix Bl 3 His 4 As N/Am Wh 1

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
+ Tenant controlled

*NOTE: In some instances, the total number of residents listed under the Income category may differ from the total listed under the Racial Mix due to vacancies at the time this survey was conducted (8/15/89).

3633M

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
4. **ST. STEPHEN'S TOWER APARTMENTS**** A newly constructed 10 story building in Lynn, Mass. - Managed since 1976	130	MHFA assisted elderly and handicapped housing, Section 236 mortgage insurance and interest subsidy with rent supplement and Section 8 rental assistance	Income Low 52 Mod 78 Mkt ___ Racial Mix Bl 12 His ___ As ___ N/Am 1 Wh 117
5. **CENTRAL GRAMMAR APARTMENTS**** An adaptive reuse of a former school in Gloucester, Mass. - Managed since 1975	80	MHFA assisted elderly and handicapped housing, Section 13A mortgage insurance and interest subsidy with Chapter 707 and Section 8 rental assistance	Income Low 20 Mod 60 Mkt ___ Racial Mix Bl ___ His ___ As ___ N/Am ___ Wh 80
15. **PROJECT III-WORCESTER STREET ASSOCIATES**** Renovated townhouses in Boston's South End - Managed since 1976	31	MHFA assisted family housing, Section 8 rental assistance	Income Low 31 Mod ___ Mkt ___ Racial Mix Bl 18 His 6 As ___ N/Am ___ Wh 7
17. **WOODBOURNE APARTMENTS*** A cluster of three buildings in the Jamaica Plain section of Boston - Managed since 1980	75	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 75 Mod ___ Mkt ___ Racial Mix Bl 6 His 2 As ___ N/Am ___ Wh 67

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
++ Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
8. **CASA MARIA APARTMENTS*** A newly constructed brick building in Boston's North End neighborhood - Managed since 1980	85	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 85 Mod ___ Mkt ___ Racial Mix Bl 3 His 2 As 3 N/Am ___ Wh 77
9. **BACK OF THE HILL APARTMENTS*** A new building with both elevator and garden apartments on the south side of Boston's Mission Hill - Managed since 1981	125	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 125 Mod ___ Mkt ___ Racial Mix Bl 50 His 21 As ___ N/Am ___ Wh 54
10. **OLYMPIA SQUARE APARTMENTS***** A renovated five-story brick building located in downtown Lynn, Mass. - Managed since 1982	44	HUD assisted elderly and handicapped housing, Section 11(b) mortgage financing with Section 8 rental assistance	Income Low 44 Mod ___ Mkt ___ Racial Mix Bl 4 His 1 As ___ N/Am ___ Wh 39
11. **DIMOCK-BRAGDON APARTMENTS**** Renovated three-story brick building located in Jamaica Plain, Mass. - Managed since 1983	54	HUD assisted family housing, MHFA mortgage financing with Section 8 rental assistance	Income Low 54 Mod ___ Mkt ___ Racial Mix Bl 32 His 18 As ___ N/Am ___ Wh 2

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
+ Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
2. **PLANTATION APARTMENTS*** A cluster of six newly constructed two-story woodframe clapboard buildings around a central courtyard in Stow, Mass. - Managed since 1983	50	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 50 Mod Mkt Racial Mix Bl — His — As 1 N/Am — Wh 49
3. **UXBRIDGE/MILLVILLE REGIONAL HOUSING*** An historic rehab of a famous cotton mill in Uxbridge; 62 units in the mill rehab; 18 units in a two-story woodframe clapboard building in nearby Millville - Managed since 1984	80	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 80 Mod Mkt Racial Mix Bl — His — As — N/Am — Wh 80
4. **CLEAVES COURT**** Rehabilitated red brick rowhouses surrounding a courtyard in Jamaica Plain, Mass. - Managed since 1985	36	MHFA assisted family housing, Section 236 mortgage insurance and interest subsidy, Chapter 707 and Section 8 rental assistance	Income Low 14 Mod 22 Mkt Racial Mix Bl 19 His 12 As — N/Am — Wh 1
5. **PERRY STREET APARTMENTS**** Moderate rehabilitation of three triple-deckers in Lowell, Mass. - Managed since 1985	18	Chapter 707 scattered site family housing administered through the Lowell Housing Authority	Income Low 17 Mod Mkt 1 Racial Mix Bl — His 7 As 1 N/Am — Wh 10

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
6. **CHERITON GROVE APARTMENTS*** A new, six-story building located in the West Roxbury section of Boston - Managed since 1987	60	HUD assisted elderly and handicapped housing, Section 202 mortgage financing with Section 8 rental assistance	Income Low 60 Mod Mkt Racial Mix Bl 1 His As N/Am Wh 59
7. **SOUTH HOLYOKE HOUSING**** Six four-story rehabilitated brick buildings scattered throughout South Holyoke, Mass. - Managed since 1988	48	MHFA and SHARP assisted mixed-income family housing with Chapter 707 rental assistance	Income Low 34 Mod 14 Mkt Racial Mix Bl 3 His 42 As N/Am Wh 2
8. **NEW HOPE HOUSING**** Four four-story brick buildings scattered throughout South Holyoke - Managed since 1987	32	Mass. Government Land Bank-financed low income family housing with Chapter 707 rental assistance with private construction financing - Managed since	Income Low 32 Mod Mkt Racial Mix Bl 1 His 30 As N/Am Wh 1
9. **MILL POND APARTMENTS*** New construction of 42 conventional elderly units and an eight-bed congregate facility for developmentally disabled elderly persons in Littleton, Mass. - Managed since 1985	50	HUD assisted elderly and handicapped housing Section 202 mortgage financing with Section 8 rental assistance	Income Low 50 Mod Mkt Racial Mix Bl His As N/Am Wh 50

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
, Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
20. **FRANKLIN APARTMENTS**** Sixteen units in a renovated former school building and 22 newly constructed townhouses in Lexington, Mass. - Managed since 1986	38	MHFA and SHARP assisted mixed-income family housing with HUD Section 8 rental assistance and Chapter 707 certificates	Income Low 13 Mod 25 Mkt Racial Mix Bl 4 His As 2 N/Am Wh 32
21. **SELF-HELP APARTMENTS/URBAN EDGE**** Three to six-unit woodframe buildings scattered in Jamaica Plain, Mass. - Managed since 1986	27	MHFA assisted low income family housing, Section 8 Moderated Rehabilitation Program rental subsidies	Income Low 26 Mod Mkt 1 Racial Mix Bl 8 His 16 As N/Am Wh
22. **BANCROFT APARTMENTS/URBAN EDGE**** Brick rowhouses with three to six units in Jamaica Plain, Mass. - Managed since 1986	45	HUD assisted family housing, Section 8 rental assistance	Income Low 45 Mod Mkt Racial Mix Bl 28 His 15 As N/Am Wh
23. **JAMAICA PLAIN APARTMENTS/URBAN EDGE*** Three-story brick rowhouses located in Boston's Jamaica Plain and Dorchester neighborhoods - Managed since 1986	103	HUD assisted family housing, Section 8 rental assistance	Income Low 99 Mod 2 Mkt 2 Racial Mix Bl 40 His 51 As 2 N/Am Wh 9

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
+ Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
24. **MONTEBELLO ROAD/URBAN EDGE**+** A rehabilitated former nursing home in Jamaica Plain, Mass. - Managed since 1986	7	A privately financed mixed-income family cooperative with rental subsidy for four units provided by the Boston Housing Authority, Section 8 existing certificates	Income Low 5 Mod 2 Mkt Racial Mix Bl 5 His 2 As N/Am Wh
25. **21-23 DIXWELL STREET/URBAN EDGE*** Rehabilitated three-story brick building in Jamaica Plain, Mass. - Managed since 1986	6	MHFA-assisted housing for low income families	Income Low 6 Mod Mkt Racial Mix Bl 3 His 3 As N/Am Wh
26. **URBAN EDGE BOSTON HOUSING PARTNERSHIP I**** Three-story rehabilitated brick and woodframe buildings scattered throughout Jamaica Plain and Roxbury, Mass. - Managed since 1987	82	Mixed-income family housing funded under the Boston Housing Partnership, FNMA bank and mortgage financing, Section 8 Moderate Rehabilitation, Chapter 707 and SHARP rental assistance	Income Low 56 Mod 26 Mkt Racial Mix Bl 33 His 38 As 2 N/Am Wh 2
27. **THE AURORA**** A rehabilitated former hotel in downtown Worcester, Mass. - Managed since 1987	85	MHFA and SHARP assisted mixed-income efficiency apartments for single-person households with Chapter 707, HUD Section 8 and Rental Rehabilitation assistance	Income Low Mod 36 Mkt 49 Racial Mix Bl 17 His 16 As 2 N/Am Wh 50

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
\+ Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
. **TENT CITY/LEIGHTON PARK**** New construction of a 12-story midrise brick building (176 units) and 38 town-houses (95 units) surrounding a central courtyard on a site adjacent to Copley Place in Boston's South End; also included in this project is neighborhood commercial space and a child care center - Managed since 1988	269	Mixed-income family housing funded with MHFA mortgage financing, SHARP and Chapter 707 rental assistance and City of Boston Neighborhood Development Funds. 10 units are currently under construction.	Income Low 99 Mod 86 Mkt 74 Racial Mix Bl 133 His 31 As 13 N/Am Wh 81
. **432 COLUMBIA STREET*** Rehabilitation of the former Hyde Shoe Building in Cambridge, Mass. into 80,000 SF of office condominiums and 35,000 SF of incubator space for start-up businesses and storage - Managed since 1988	30	BayBank-Harvard Trust mortgage financing with construction financing provided by Local Initiatives Support Corp. and the Office of Community Services	Income Low Mod Mkt Racial Mix Bl His As N/Am Wh
. **SOUTH CITY HOUSING*** Five four-story brick buildings scattered throughout So. Holyoke, Mass. that are being rehabilitated during 1989 - Managed since 1988	38	Mixed-income family housing; SHARP and mortgage application submitted in late 1988. Prior to rehabilitation all tenants pay market rent.	Income Low Mod Mkt 38 Racial Mix Bl His 25 As N/Am Wh 10
. **REHAB SHELTERS*** A four-story walk-up building in So. Holyoke, Mass. - Managed since 1987	11	Privately financed; Chapter 707 certificates	Income Low 11 Mod Mkt Racial Mix Bl 1 His 9 As N/Am Wh 1

* Non-Profit
* Limited Partnership, General Partner Non-Profit
* For Profit
Tenant Controlled

Project Name, Location, Description, Ownership	Dwelling Units	Funding Agency and Program	Residential Profile
JEFFERSON AVENUE SCHOOL APARTMENTS* Three-story rehabilitated elementary school in Springfield, Mass. - Managed since 1988	43	HUD assisted elderly and handicapped housing; Section 202 mortgage financing with Section 8 rental assistance	Income Low 43 Mod Mkt Racial Mix Bl 1 His 41 As N/Am Wh 1
THE TOURAINE* A rehabilitated former hotel in downtown New Bedford, Mass. - Managed since 1988	26	MHFA and SHARP assisted mixed income efficiency apartments for single-person households with Chapter 707 and HUD Section 8 rental assistance certificates	Income Low 18 Mod Mkt 8 Racial Mix Bl 4 His 4 As N/Am Wh 18
SOUTHAMPTON HOUSING FOR THE ELDERLY* New construction three-story building in Southampton, Mass. - Managed since 1989	40	HUD assisted elderly and handicapped housing; Section 202 mortgage financing with Section 8 rental assistance	Income Low 40 Mod Mkt Racial Mix Bl 1 His As N/Am Wh 39
MASS SQUARE* 46,000 square feet of rental office and retail space in four rehabilitated buildings at the inter-section of Massachusetts and Columbus Avenues in Boston's South End - Managed since 1989	25	Financed by Coolidge Bank, Public Facilities Dept., Mass. Community Development Financial Corp., Local Initiatives Support Corp., BRA, Mass. Government Land Bank and First American Bank	Income Low Mod Mkt Racial Mix Bl His As N/Am Wh

* Non-Profit
* Limited Partnership, General Partner Non-Profit
* For Profit
Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
36. [illegible] POINT** New construction of 51 family townhouses in South Providence, RI - 1989	51	RIHMFC mortgage financing & target loan, City of Providence, CDBG, rental subsidies provided by R.I. State Rental Subsidy Program	Income Low 51 Mod ___ Mkt ___ Racial Mix Bl 28 His 15 As 1 N/Am 3 Wh 3
37. 95 BERKELEY* 99,000 s.f. of rental office space for non-profit organizations in renovated 6-story building in Boston's South End - 1989	25	Conventional, Community Development Development Financial Corp., Foundation Grants; LISC; City of Boston, Public Facilities Dept., Mass. Thrift Fund. Owned and operated by The Community Builders	Income Low ___ Mod ___ Mkt ___ Racial Mix Bl ___ His ___ As ___ N/Am ___ Wh ___
38. HERITAGE [illegible]**+ Mixed-income limited equity cooperative family housing, new construction, town-house and garden style apartments in Lawrence - 1990	140	MHFA, SHARP, Community Development Action Grant, FNMA	Income Low ___ Mod ___ Mkt ___ Racial Mix Bl ___ His ___ As ___ N/Am ___ Wh ___

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
\+ Tenant Controlled

Project Name, Location, Description, Ownership	Number of Dwelling Units	Funding Agency and Program	Residential Profile
39. **PLUMLEY VILLAGE EAST**** Family housing acquired from State Mutual Life Assurance, fully occupied, 16 years old in Worcester - 1990	430	Refinanced 1987; Century Pacific syndication 1989	Income Low 392 Mod 32 Mkt 6 Racial Mix Bl 93 His 201 As 61 N/Am Wh 73
40. **UNIVERSITY HEIGHTS+**** Mixed income family housing acquired by tenants in Providence, RI - 1990	349	RIHMFC mortgage and targetted loan, City of Providence, Sec. 8 rental assistance, R.I. State Rental Subsidy Program	Income Low 95 Mod 7 Mkt 247 Racial Mix Bl 91 His 11 As 106 N/Am 5 Wh 136
41. **CHESTER SQUARE** Mixed income family housing slated for rehabilitation by Tent City Corporation - 1990	29	MHFA 13A, Chapter 707 & HUD Sec. 8 rental assistance Mod 5	Income Low 7 Mkt Racial Mix Bl 10 His 1 As N/Am Wh 1
TOTAL NUMBER OF HOUSING CURRENTLY MANAGED	2,998		

* Non-Profit
** Limited Partnership, General Partner Non-Profit
*** For Profit
\+ Tenant Controlled

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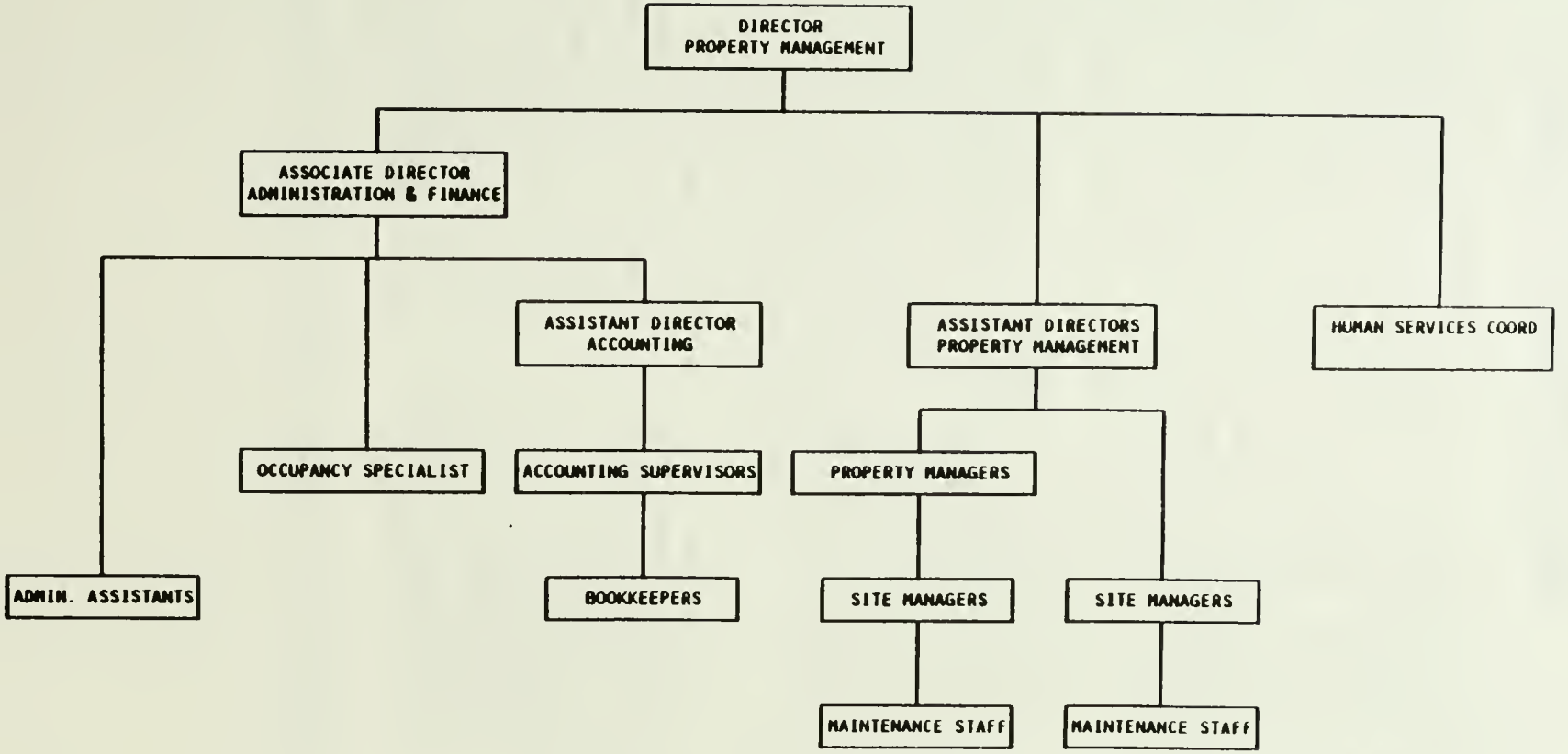
EXHIBIT II

PERSONNEL INFORMATION

THE COMMUNITY BUILDERS, INC.
Propety Management Division
Organizational Chart



JUDITH E. WEBER
DIRECTOR OF PROPERTY MANAGEMENT

Judith E. Weber joined The Community Builders in June, 1988, assuming responsibility for the Property Management Division whose portfolio now includes 2,998 rental units in 41 housing and commercial developments located throughout Massachusetts and Rhode Island. Under her direction, the Property Management Division has been reorganized under three Assistant Directors, each responsible for separate property portfolios and an Associate Director of Property Management for Administration and Finance who oversees all property management financial and accounting functions. The Division is managing low and mixed-income housing developments as small as six units and as large as 430 units. In 1988 the Division assumed management of its first commercial complex, began management operations in Rhode Island, and instituted a new, human services coordination function for its projects.

Judith is responsible for the long range planning of the property management division, management staff development, financial planning and budget oversight of the division, evaluating new management contracts, interfacing with development staff in feasibility analysis of the operating budget component of new developments, establishing threshold criteria for evaluating rent increases and capital expenditures, directing the property management function in any work out proposals, developing standards and procedures for the property management division and supervising the Assistant Directors of Property Management. The Division has an administrative and site staff of 121.

Judith comes to The Community Builders after more than 18 years in management and administration of low and moderate income real estate developments. Her experience ranges from planning and implementing marketing strategies for CBI Corporation, analyzing and monitoring the performance of subsidized properties for the Massachusetts Housing Finance Agency, to working as Chief Operating Officer at The Shoreline Corporation, where she was responsible for a portfolio of 1,100 rental units and 40,000 square feet of commercial space located throughout New England. She is a Certified Property Manager and is a regular teacher of the Institute of Real Estate Management's "Successful On-Site Management" course.

Judith has an MBA from Boston College, Boston, Massachusetts, and an undergraduate degree from New York University, in New York.

3722M

CHARLES A. HOAG
ASSOCIATE DIRECTOR OF PROPERTY MANAGEMENT
FOR ADMINISTRATION & FINANCE

Charles A. Hoag, with more than four years with The Community Builders, provides administrative and technical support to the Property Management Division in the areas of financial management, rent increase preparation, portfolio analysis, work outs, computer training, real estate tax analysis and insurance monitoring.

Charles comes from Vermont where he had seven years of experience in health care administration and the coordination of social service programs in nursing and convalescent centers. Prior to moving to Cambridge, Massachusetts to pursue graduate studies, Charles served five years as Executive Director of Cathedral Square Corporation in Burlington, Vermont where he managed the construction and established administrative operations for a 100 unit federally subsidized non-profit housing complex for the elderly and handicapped. His duties in Burlington also included consulting with other non-profit groups in the development of affordable housing.

Charles received a Master in Public Administration from the John F. Kennedy School of Government at Harvard University, Cambridge, Massachusetts, and earned a B.S. degree from Johnson State College in Vermont.

MYRA F. BENNETT
ASSISTANT DIRECTOR OF PROPERTY MANAGEMENT

Myra F. Bennett has been Assistant Director of Property Management for The Community Builders for 7 years, with responsibility at one time or another, for most of the properties in the portfolio. In her years with the organization, she has had experience managing the full range of low and mixed income housing developments both large and small scale, urban, rural elderly, family, apartments, townhouses, rentals and cooperatives. She is responsible for overseeing the day-to-day operations and managing the operating budgets of the developments in her portfolio, supervising both the on-site and property managers assigned to the individual development.

Myra was a Property Manager for Symphony Towers, 404 units of subsidized housing for State Street Development Management company, and she worked as Staff Coordinator for the Back of the Hill Community Development Association. She also has extensive work and volunteer experience in creating and administering innovative child care services.

Myra's graduate degree is from Harvard Graduate School of Education, Cambridge, Massachusetts, and she earned a Bachelor of Arts degree from Wellesley College, Wellesley, Massachusetts.

ELAINE L. QUINN
ASSISTANT DIRECTOR OF PROPERTY MANAGEMENT

Elaine L. Quinn joined The Community Builders in 1989 after extensive administrative and management experience with the YWCA of the City of New York, most recently as Associate Executive Director. Elaine directs the management of 8 housing developments, including the rent-up and opening of the 51 unit Omni Point in Rhode Island, the organization's first property management development in that state.

At the YWCA, Elaine supervised a staff of 150. She is credited with streamlining costs and maximizing efficiency in personnel and in space usage. Her responsibilities ranged from supervising the Facilities Maintenance Department and overseeing a major renovation of the building, to working with the Long Range Planning Committee to develop an integrated growth plan for the organization.

A Lieutenant in the United States Navy, Elaine has taken advanced courses and workshops in real estate practices, facilities management, and program evaluation and information systems. She is a graduate of Southern Connecticut State University.

KEVEN F. SPILLANE
ASSISTANT DIRECTOR OF PROPERTY MANAGEMENT

Keven F. Spillane's diversified Property Management portfolio includes the 269 unit family development, Tent City, in Boston; the 430 unit family development, Plumley Village in Worcester; The Aurora Hotel rehabilitated for low-income single-room occupants and a number of townhouses and apartment buildings in Boston's South End and Roxbury neighborhoods. Keven has worked for The Community Builders since August, 1988.

Previously, he worked for Peabody Properties, Inc., in Braintree, Massachusetts as Property Manager and as Director of Field Management. He oversaw both conventional and government subsidized residential properties, including condominiums and commercial space. In addition to administrative and supervisory responsibilities, Keven solicited new business and is a licensed real estate salesperson.

He is both a Certified Property Manager (CPM) and an Accredited Resident Manager (ARM) certified by the Institute of Real Estate Management. His undergraduate degree is from Suffolk University, Boston, Massachusetts.

JOANN BARBOUR, LICSW
HUMAN SERVICES COORDINATOR

JoAnn Barbour is The Community Builders' first manager with specific responsibility to coordinate the human services programs for the projects under the organization's management. Her primary focus since she began working for the organization in November, 1988, is a pilot project at the 430 unit Plumley Village family development in Worcester, Massachusetts. JoAnn acts as liaison for the tenants and the site managers to the human services agencies and resources in the community. Her role is to work with residents on assessing the need for supportive services, identifying the available resources, and to facilitate access to the most appropriate service. She is developing human services training programs for site managers and works on an individual basis with certain tenants.

JoAnn is a licensed social worker with 16 years casework, supervisory, administrative, and program development experience in a number of treatment centers for families and children, and for treatment of substance abuse. Most recently, she was administrator of Adolescent and Family Services for the Department of Human Service Programs, Cambridge, Massachusetts.

JoAnn completed a Masters in Social Work at Boston University School of Social Work, Boston, Massachusetts, and has a B.S. from Utica College of Syracuse University, Utica, New York.

ATTACHMENT F

Detailed Relocation Plans
(not applicable)

ATTACHMENT G

Description of Development Entity

DEVELOPER PROFILE

Organizational Description

The Asian Community Development Corporation (ACDC) was incorporated as a non-profit community development corporation in May 1987. ACDC formed as a vehicle for community members to have a direct voice in shaping the development and revitalization of Chinatown. Founded on the principles of community accessibility and accountability, membership in ACDC is open to the community-at-large for a nominal fee. The membership elects the Board of Directors at the annual membership meeting. In the short time since its formation, ACDC has built a diverse and broad-based membership of over 90 community members, and a 16 person Board of Directors.

ACDC's Board of Directors and staff consist of individuals with diverse and strong records of professional success and community achievements. (Please refer to the Board of Directors list and articles). A majority of Board members were born and raised in Chinatown. All have long histories of active leadership in community development, social services and community advocacy. Based on the experiences of Board members and staff, ACDC as an organizational whole reflects a diverse collection of individuals who have extensive knowledge and expertise in community development and the various stages of the development process.

The organizational mission of ACDC is to ensure the continued vitality and growth of the Chinatown-South Cove community. ACDC seeks to improve the quality of life for Chinatown residents and the Asian community at large. Specifically, ACDC's objectives are to develop quality, affordable housing; advocate for improved city service delivery; maximize the Asian community's access to employment opportunities; and facilitate economic development in Chinatown. In addition to affordable housing production, ACDC is actively involved in several community-based economic development initiatives.

One of the initiatives is the development of an Asian small business resource center to provide technical assistance to new and potential entrepreneurs. ACDC has prepared a concept paper and submitted several funding proposals for the set-up of a small business resource center. In addition, two student interns from the Harvard John F. Kennedy School of Government prepared a study of ACDC and possible opportunities and strategies for small business development.

In light of the many mega development projects that will take place in Boston in the next few years such as the Central Artery/Third Harbor Tunnel, South Station Air Rights development and the Midtown/Cultural District projects, ACDC is developing a database of Asian American tradespeople, Asian American Trade

[illegible] This database will be a comprehensive listing of Asians with construction skills and will be circulated among potential employers and contractors. Finally, ACDC is conducting a study on the growth industries and occupations in Greater Boston to determine potential areas for the creation of small businesses and to better assess how Asians can participate in the Boston economic mainstream.

ACDC is a community-controlled organization. In addition to membership attendance at the annual meetings, workshops and committee and Board meetings, ACDC maintains an ongoing dialogue with the community-at-large by the producing a quarterly newsletter. All newsletters and materials are produced in three languages: English, Chinese and Vietnamese. ACDC regularly contributes articles to local newspapers as another way to inform and maintain accountability to the community.

The Commonwealth of Massachusetts

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108
Michael Joseph Connolly, Secretary

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME	RESIDENCE
Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.	
HARRY YEE	150 Kenrick St., #1 Brighton, MA 02135
PAUL W. LEE	29 Bow Road Belmont, MA 02178

87 149105

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

00160548

1. The name by which the corporation shall be known is:

   ASIAN COMMUNITY DEVELOPMENT CORPORATION

2. The purposes for which the corporation is formed is as follows:

   See Continuation Sheet 2A

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued single sheet so long as each article requiring each su

If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

N/A

Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

See Continuation Sheets 4A-4C

there are no provisions state "None".

Asian Community Development Corporation

The Asian Community Development Corporation (the "Corporation) is incorporated to serve the needs of the Asian American community in Greater Boston. The Corporation intends to promote the economic development and improve the social welfare of the community through the following:

a) preserve, maintain and improve community conditions, and assist in construction or rehabilitation of low and moderate income housing;

b) support job creation and job training programs and increase available job opportunities;

c) assist the development and growth of Asian small business enterprises;

d) further the growth and empowerment and promote and initiate awareness of all the different ethnic groups which constitute the Asian-American community;

e) work to eliminate all forms of prejudice and discrimination in our society;

f) promote social welfare and educational programs which benefit the community;

g) provide technical assistance to community organizations whose services benefit the community;

h) conduct periodic assessments of the economic and social needs of the community;

i) cooperate with and support other community organizations in promoting the welfare of the community;

j) improve access of Asian Americans to jobs in all sectors of the economy; and

k) maintain access by and accountability to the community in all its activities and programs.

SVS-0086/G

Asian Community Development Corporation

A. Certain Powers of the Corporation.

In furtherance of its purposes, the Corporation shall have the powers specified in Sections 9 and 9A of Chapter 156B of the Massachusetts General Laws (except paragraph (m) thereof), the power to act as a partner in any business enterprises which the Corporation would have the power to conduct by itself, the power to carry on any activities in connection with any of its purposes, and all other powers conferred by the laws of Massachusetts upon non-profit corporations or business corporations formed under the General Laws of the Commonwealth of Massachusetts as amended from time to time, except for such powers as are prohibited by law to non-profit corporations.

(1) The Corporation may receive or acquire from any source whatsoever in trust or otherwise, by gift or will or otherwise, and hold cash, securities and real and personal property to the extent from time to time authorized by law; but no such cash, securities or property shall be acquired, received or accepted by gift, devise, bequest or otherwise if the acquisition, receipt or acceptance thereof is conditioned or limited in any manner that would require the disposition of the income or principal thereof in a manner inconsistent with purposes of the Corporation, or in any manner that would jeopardize the exemption of the Corporation from taxation of income pursuant to the laws of the United States from time to time in force and effect.

(2) The Corporation may provide advice, support, credit, funds, capital, gifts and all other lawful forms of assistance, financial or otherwise, to or for use in housing or business enterprises owned, or intended to be owned, by residents and groups in its community.

(3) The Corporation may furnish management, administrative and other business advice, support, training and technical assistance to said residents and groups in order to enable them to develop necessary skills successfully to operate housing or business ventures.

(4) The Corporation may encourage and voluntarily assist said residents and groups to organize, create, acquire, obtain financing for, own, manage and operate housing or business enterprises.

(5) The Corporation may obtain information or conduct research, studies, and analyses of the problems of its

community, and may prepare and publish reports, as to any and all matters that may be of use in furthering the expansion of housing or business enterprises owned and operated by said residents and groups, including information, research, studies, analyses, and reports, as to markets, products, services, skills, sources of financing and any and all other matters.

(6) The Corporation may conduct educational and other efforts to eliminate prejudice and discrimination in housing and in business and financial communities and to foster the establishment of sound and constructive relationships between neighborhoods and between the business and financial communities and residents and groups seeking opportunities in business.

(7) The Corporation may aid, support and assist by gifts, contributions, loans, investments and other lawful forms of assistance other persons or organizations seeking to expand the opportunities for housing and business ownership by said residents and groups in organizing, creating, acquiring, obtaining financing for, owning, managing and operating business enterprises.

(8) The Corporation may engage in the activity of operating business ventures for the purpose of providing job training, employment, and managerial development opportunities to said residents and groups for the charitable purpose of furthering the economic development of its community.

(9) The Corporation shall not have capital stock.

(10) The private property of the members shall not be subject to the payment of corporate debts to any extent whatsoever.

(11) The Corporation may make contributions for the accomplishment of its purposes, in such amounts as the directors determine to be reasonable, to organizations exempt from taxation under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code as now in force or hereafter amended.

(12) No part of any net earnings of the Corporation shall inure to the benefit of any officer, director or member of the Corporation, or any private individual, or be appropriated for any purposes other than the purposes of the Corporation as herein set forth. The Corporation shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles of Organization, the Corporation shall not conduct any other activities not permitted to be carried on by a corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1954, as now in force or hereafter amended.

(13) These Articles of Organization shall not be amended to authorize or permit the Corporation to be operated otherwise than exclusively for such purposes as qualify the Corporation for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code of 1954, as now in force or hereafter amended.

(14) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary, involuntary or by operation of law, any disposition made of the assets of the Corporation shall be such as is calculated to carry out the purposes for which the Corporation is formed as stated herein.

(15) Meetings of the members shall be held only in the Corporation's community.

(16) Each director and officer of the Corporation shall, in the performance of his duties, be fully protected in relying in good faith upon the books of account of the Corporation, written reports made to the Corporation by any of its officers or employees or by counsel, accountants, appraisers or other experts, or consultant selected with reasonable care by the directors, or upon other records of the Corporation.

(17) If any term or provision of these Articles of Organization is contrary to law or otherwise invalid or unenforceable, it shall be deemed stricken herefrom and the remaining terms and provisions shall not be affected thereby but each such remaining term and provision shall be given effect to the fullest extent permitted by law.

B. Limitation of Liability of Certain Directors and Officers.

No director or officer of the Corporation serving the Corporation without compensation shall be personally liable to the Corporation or its Members for monetary damages for breach of fiduciary duty as a director or an officer notwithstanding any provision of law imposing such liability; provided, however, that this Article shall not eliminate or limit any liability of a director or an officer (i) for any breach of the director's duty of loyalty to the Corporation or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) with respect to any transaction from which the director or the officer derived an improper personal benefit.

LIST OF DIRECTORS

Name	Residence	Post Office Address	Term Expires
Caroline Chang	129 Ormond St. Mattapan, MA 02126	Same	1988
Neil Y.H. Chin	229 Harrison Ave. Boston, MA 02111	Same	1990
Kenneth Q. Jong	20 Lillian Rd. Lexington, MA 02173	Same	1989
Jacquie L. Kay	159 Hancock St. Cambridge, Ma 02139	Same	1990
Howard H. Lee	66 Doublet Hill Rd. Weston, MA 02193	Same	1989
Paul W. Lee	29 Bow Rd. Belmont, MA 02178	Same	1988
Regina F. Lee	38 Walk Hill St. Jamaica Plain, MA 02130	Same	1988
Tunney Lee	3 Ames St. Cambridge, MA 02139	Same	1989
Harry Yee	150 Kenrick St. #1 Brighton, MA 02135	Same	1990

SVS-8368/T

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.

6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after date of filing).

7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

   a. The post office address of the initial principal office of the corporation in Massachusetts is:

   Post Office Box 2847, Boston, MA 02101

   b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Jacquie L. Kay	159 Hancock St. Cambridge, MA 02139	Same
Treasurer:	Harry Yee	150 Kenrick St., #1 Brighton	Same
Clerk:	Harry Yee	Same as Above	Same
Vice-President	Neil Y.H. Chin	229 Harrison Ave. Boston, MA 02111	Same

Directors: (or officers having the powers of directors)

See Attached List

   c. The date initially adopted on which the corporation's fiscal year ends is:

   December 31

   d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

   First Tuesday in May

   e. The name and business address of the resident agent, if any, of the corporation is:

   N/A

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 28th day of May .19 87

I/~~We~~ the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/~~We~~ have not been convicted of any crimes relating to alcohol or gaming within the past ten years; I/~~We~~ do hereby further certify that to the best of my/~~our~~knowledge the above named principal officers have not been similarly convicted. If so convicted, explain.

Harry Yee Harry Yee

Paul W. Lee Paul W. Lee

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

BY-LAWS

OF

ASIAN COMMUNITY DEVELOPMENT CORPORATION

ARTICLE I

Name and Area

1. Name. The name of this organization shall be the Asian Community Development Corporation, a private non-profit organization established pursuant to Chapter 180 of the General Laws of Massachusetts, henceforth referred to as the "Corporation". The Corporation shall have the powers specified in Section 9 of Chapter 156B of the General Laws of Massachusetts (except paragraph (m) hereof), the power to act as a partner in any business enterprises which the Corporation would have the power to conduct by itself, the power to carry on any activities in connection with any of its purposes, and all other powers conferred by the General Laws of Massachusetts upon non-profit corporations or business corporations formed under the General Laws of Massachusetts as amended from time to time, except for such powers as are prohibited by law to non-profit corporations.

2. Area. The Corporation shall be organized to operate within a specific geographical area (the "Corporation Area") coincident with an existing political district, defined as a city or town, congressional district, ward or precinct or some other publicly-recognized administrative area defined by an outside public body, and containing no more than a population of 115,000 residing in the Corporation Area. The Corporation Area shall be the Chinatown area of the City of Boston, specifically, Precincts 7 and 8 of Ward 3 and Precincts 1 and 2 of Ward 8 and the areas surrounding such precincts.

3. Place of Business. The Corporation shall designate its place of business within the Commonwealth of Massachusetts as set forth in its Articles of Organization as amended from time to time, and in the area contained within the boundaries of the Corporation Area as defined in Section 2 herein.

ARTICLE II

Membership

1. Election and Tenure of Members.

(a) General Membership of the Corporation shall be open to all residents of the Corporation Area as set forth in Article I, Section 2. Such residents must be eighteen (18) years of age or older. General Membership of the Corporation shall also be open to non-residents working within the Area and other persons who have demonstrated an interest in the problems of the Area, provided that no more than forty percent (40%) of the General Membership shall be comprised of such persons.

(b) Persons wishing to become Members shall complete the Asian Community Development Corporation membership application and file it at the principal office of the Corporation, together with payment of the annual dues for the first year of membership. In addition, all applicants for new members received after January 1, 1988 must be recommended by at least two persons who are then Members in good standing. At each meeting of the Board of Directors, the Board of Directors shall review all membership applications received since the last meeting of the Board of Directors, and a persons whose membership application is accepted by the Board of Directors shall be deemed to be a "Member".

(c) Membership in the Corporation shall be for a term of one year, renewable annually, and shall not be assignable by operation of law or otherwise. For all purposes, a "Member" shall mean each person whose membership application shall have been accepted as provided above and who shall not have resigned or been removed as provided below.

2. Resignation and Removal. A Member may resign by delivering a written resignation to the Corporation at its principal office or to the President or Clerk of the Corporation. Such resignation shall become effective upon receipt unless it is specified to become effective at some other time or at the happening of some other event. Membership of a Member shall terminate 30 days after written notice from the Corporation is sent to such Member for failure to pay dues which the Board of Directors has determined to be payable by Members. A Member's membership may also be terminated by the Board of Directors by vote of two-thirds of the Directors then in office.

3. Membership Dues. Each Member shall be required to pay annual dues to the Corporation. The amount shall be fixed annually by the Board of Directors of the Corporation but shall be no more than $10 per year for individual membership and $15 per year for family membership. The Corporation may, with the approval of the Board of Directors, accept a waiver of the membership dues for an in-kind contribution for those members unable to pay such dues.

4. Annual Meeting. The annual meeting of Members shall be held on the first Tuesday in May (or if that be a legal holiday in the place where the meeting is to be held, on the next succeeding full business day) at the principal office of the Corporation in Massachusetts at 7:00 P.M. unless a different hour or place within the Area is fixed by the Board of Directors or the President. The purposes for which the annual meeting is to be held, in addition to those prescribed by law, by the Articles of Organization or by these By-Laws, may be specified by the Board of Directors or the President. If no annual meeting has been held on the date fixed above, a special meeting in lieu thereof may be held, or there may be action by written consent of the Members on matters to be voted on at the annual meeting, and such special meeting or written consent shall have for the purposes of these By-Laws or otherwise all the force and effect of an annual meeting.

5. Special Meetings. Special meetings of Members may be called by the President or by the Board of Directors. Special meetings shall be called by the Clerk, or in case of the death, absence, incapacity or refusal of the Clerk, by any other officer of the Corporation, upon written application of no less than twenty-five percent (25%) of the Members entitled to vote at such meeting. The call for the meeting may be oral or written and shall state the place, date, hour and purposes of the meeting.

6. Notice of Meetings. A written notice of the place, date and hour of all meetings of Members stating the purposes of the meeting shall be given by the Clerk or an Assistant Clerk (or other person authorized by these By-Laws or by law) at least seven days before the meeting to each Member entitled to vote thereat and to each Member who, under the Articles of Organization or under these By-Laws, is entitled to such notice, by leaving such notice with him or at his residence or usual place of business, or by mailing it, postage prepaid, and addressed to such Member at his address as it appears in the records of the Corporation. A written waiver of notice, executed before or after a meeting by such Member or his attorney thereunto authorized and filed with the records of the meeting shall be deemed equivalent to notice of the meeting.

7. Quorum. A majority of the then current Members present in person or by proxy at a meeting shall constitute a quorum, but if a quorum is not present, a lesser number may adjourn the meeting from time to time and the meeting may be held as adjourned without further notice.

8. Voting and Proxies. Each Member shall have one equal vote. Members may vote either in person or by written proxy dated not more than six months before the meeting named therein. Proxies shall be filed with the Clerk of the meeting, or of any adjournment thereof, before being voted. Except as otherwise limited therein, proxies shall entitle the persons authorized thereby to vote at any adjournment of such meeting but shall not be valid after final adjournment of such meeting. A proxy purporting to be executed by or on behalf of a Member shall be deemed valid unless challenged at or prior to its exercise and the burden of proving invalidity shall rest on the challenger.

9. Action at Meeting. When a quorum is present, any matter before the meeting shall be decided by vote of a majority of the Members voting on such matter, except where a larger vote is required by law, by the Articles of Organization or by these By-Laws. Any election by the Members shall be determined by a plurality of the votes cast, except where a larger vote is required by law, by the Articles of Organization or by these By-Laws. No ballot shall be required for any election unless requested by a Member entitled to vote in the election.

10. Action Without Meeting. Any action to be taken at any annual or special meeting of Members may be taken without a meeting if all Members entitled to vote on the matter consent to the action in writing and the written consents are filed with the records of the meetings of Members. Such consents shall be treated for all purposes as a vote at a meeting.

ARTICLE III

Function and Purpose

1. Function and Purpose. The function and purpose of the Corporation shall be as stated in the Articles of Organization.

ARTICLE IV

Board of Directors

1. Powers. The activities of the Corporation shall be managed by a Board of Directors who may exercise all the powers of the Corporation except as otherwise provided by law, by the Articles of Organization or by these By-Laws. The Board of Directors shall consist of not fewer than four (4) and not more than twenty-one (21) Directors. The authority of the Board shall include, but will not be limited to, the following powers:

A. Appointment of an Executive Director who shall, subject to the supervision of the Board, administer the organization, direct its daily operation, and execute the policies of the Board. The Board shall determine the qualifications, duties, and compensation to the Executive Director. All other staff personnel may be appointed by the Executive Director with the advice and consent of the Board.

C. Determination, subject to applicable laws and regulations of the federal and state government, of major personnel, fiscal and program policy.

D. Final approval of all program proposals and budgets.

E. Enforcement of compliance with all applicable conditions or grants and contributions.

2. Election, Term and Qualification. The names of the initial Directors, together with the year of expiration of their respective terms, are set forth in the Articles of Organization of the Corporation as initially filed. The Board of Directors shall be divided into three (3) classes as nearly as equal in number as possible, with one class to be elected annually by the Members at the annual meeting. The term of each class of Directors shall be three (3) years and until such Director's successors shall have been elected and qualified. For the purpose of all Board of Director elections, a Member must have completed and filed a membership application at least ten (10) days prior to the election to be eligible to vote. At all times, no less than a majority of the Directors shall be Members of the Corporation.

3. Resignation. Any Director may resign by delivering his written resignation to the Corporation at its principal office or to the President, Clerk or Secretary. Such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event.

4. Vacancies; Reduction of Board. Any vacancy in the Board of Directors, however occurring, whether by resignation, removal or increase in the number of Directors, may be filled by a majority of vote of the remaining Directors. A Director elected to fill such a vacancy shall be elected to serve the remainder of the full term of the class of Directors in which the new directorship was created or the vacancy occurred and until such Director's successor shall have been elected and qualified. No decrease in the number of Directors constituting the Board of Directors shall shorten the term of any incumbent Director.

5. Removal. A Director may be removed from office by vote of two-thirds of the Members only for cause and only after reasonable notice and opportunity to be heard.

6. Meetings. Regular meetings of the Board of Directors may be held without notice at such time, date and place as the Board of Directors may from time to time determine. A regular meeting of the Board of Directors may be held without notice at the same place as the annual meeting of Members, or the special meeting held in lieu thereof, following such meeting of Members.

Special meeting of the Board of Directors may be called, orally or in writing, by the President, Treasurer or two or more Directors, designating the time, date and place thereof.

7. Notice of Meetings. Notice of the time, date and place of all special meetings of the Board of Directors shall be given to each Director by the Secretary, or if there be no Secretary, by the Clerk or Assistant Clerk, or in case of the death, absence, incapacity or refusal of such persons, by the officer or one of the Directors calling the meeting. Notice shall be given to each Director in person or by telephone or by telegram sent to his business or home address at least twenty-four hours in advance of the meeting, or by written notice mailed to his business or home address at least forty-eight hours in advance of the meeting. Notice need not be given to any Director if a written waiver of notice, executed by him before or after the meeting, is filed with the records of the meeting, or to any Director who attends the meeting without protesting prior thereto or at its commencement the lack of notice to him. A notice or waiver of notice of a meeting of the Board of Directors need not specify the purposes of the meeting.

8. Quorum. At any meeting of the Board of Directors, a majority of the Directors then in office shall constitute a quorum. Less than a quorum may adjourn any meeting from time to time and the meeting may be held as adjourned without further notice.

9. Action at Meeting. At any meeting of the Board of Directors at which a quorum is present, a majority of the Directors present may take any action on behalf of the Board of Directors, unless a larger number is required by law, by the Articles of Organization or by these By-Laws.

10. Action by Consent. Any action to be taken at any meeting of the Board of Directors may be taken without a meeting if all the Directors consent to the action in writing and the written consents are filed with the records of the meetings of the Board of Directors. Such consents shall be treated for all purposes as a vote at a meeting of the Board of Directors.

11. Compensation. Members and Directors shall receive no compensation for their services as Members and Directors.

ARTICLE V

Officers

1. Enumeration. The officers of the Corporation shall consist of a President, one or more Vice Presidents, a Treasurer, a Clerk, and such other officers, as the Board of Directors may determine.

2. Election. The President, any Vice President, Treasurer and Clerk shall be elected annually by the Board of Directors at their first meeting following the annual meeting of Members. Other officers may be chosen by the Board of Directors at such meeting or at any other meeting.

3. Qualification. Any two or more offices may be held by any person. The Clerk shall be a resident of Massachusetts unless the Corporation has a resident agent appointed for the purpose of service of process. Any officer may be required by the Board of Directors to give bond for the faithful performance of his duties in such amount and with such sureties as the Board of Directors may determine.

4. Tenure. Except as otherwise provided by law, by the Articles of Organization or by these By-Laws, the President, Vice President, Treasurer and Clerk shall hold office until the first meeting of the Board of Directors following the next annual meeting of Members and until their respective successors are chosen and qualified; and all other officers shall hold office until the first meeting of the Board of Directors following the next annual meeting of Members and until their successors are duly elected and qualified, or for such shorter term as the Board of Directors may fix at the time such officers are elected. Any officer may resign by delivering his written resignation to the Corporation at its principal office or to the President, Clerk or Secretary, and such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event.

5. Removal. The Board of Directors may remove any officer with or without cause by a vote of two-thirds of the Directors then in office; provided, that an officer may be removed for cause only after reasonable notice and opportunity to be heard by the Board of Directors.

6. Vacancies. Any vacancy in any office may be filled for the unexpired portion of the term by the Board of Directors.

7. President and Vice President. The President shall be the chief executive officer of the Corporation and shall, subject to the direction of the Board of Directors, have general supervision and control of its business. Unless otherwise provided by the Board of Directors he shall preside, when present, at all meetings of Members and of the Board of Directors.

The Vice President(s) shall aid the President in the performance of his responsibilities in such manner and to such extent as the President may request. He shall perform such duties and have such powers as may be designated by the Board of Directors or the President.

8. Treasurer and Assistant Treasurers. The Treasurer shall, subject to the direction of the Board of Directors, have general charge of the financial affairs of the Corporation and shall cause to be kept accurate books of account. He shall have custody of all funds, securities, and valuable documents of the Corporation, except as the Board of Directors may otherwise provide.

Any Assistant Treasurer shall have such powers and perform such duties as the Board of Directors may from time to time designate.

9. Clerk and Assistant Clerks. The Clerk shall keep a record of the meetings of Members. In case a Secretary is not elected or is absent, the Clerk or an Assistant Clerk shall keep a record of the meetings of the Board of Directors. In the absence of the Clerk from any meeting of Members, an Assistant Clerk if one be elected, otherwise a Temporary Clerk designated by the person presiding at the meeting, shall perform the duties of the Clerk.

10. Secretary. The Secretary, if one be elected, shall keep a record of the meetings of the Board of Directors. In the absence of the Secretary, the Clerk, any Assistant Clerk or a Temporary Secretary shall be designated by the person presiding at such meeting to perform the duties of the Secretary.

11. Other Powers and Duties. Subject to these By-Laws, each officer of the Corporation shall have in addition to the duties and powers specifically set forth in these By-Laws, such duties and powers as are customarily incident to his office, and such duties and powers as may be designated from time to time by the Board of Directors.

ARTICLE VI

Indemnification

1. Definitions. For purposes of this Article

(a) A "Director" or "Officer" means any person serving as a director of the Corporation or in any other office filled by appointment or election by the directors or the members and also includes (i) a Director or Officer of the Corporation serving at the request of the Corporation as a director, officer, employee, trustee, partner or other agent of another organization, and (ii) any person who formerly served as a Director or Officer;

(b) "Expenses" means (i) all expenses (including attorneys' fees and disbursements) actually and reasonably incurred in defense of a Proceeding, in being a witness in a Proceeding, or in successfully seeking indemnification under this Article, (ii) such expenses incurred in connection with a Proceeding initiated by a Director or Officer as may be approved

by the Board of Directors, and (iii) any judgments, awards, fines or penalties paid by a Director or Officer in connection with a Proceeding or reasonable amounts paid in settlement of a Proceeding; and

(c) A "Proceeding" means any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and any claim which could be the subject of a Proceeding.

2. Right to Indemnification. Except as limited by law, the Corporation shall indemnify its Directors and Officers against all Expenses incurred by them in connection with any Proceedings in which they are involved as a result of their service as a Director or Officer, except that (i) no indemnification shall be provided for any Director or Officer regarding a matter as to which it shall be determined pursuant to Section 5 of this Article or adjudicated that he did not act in good faith and in the reasonable belief that his action was in the best interests of the Corporation, or with respect to a criminal matter, that he had reasonable cause to believe that his conduct was unlawful, and (ii) no indemnification shall be provided for any Director or Officer with respect to any Proceeding by or in the right of the Corporation or alleging that a Director or Officer received an improper personal benefit if he is adjudged liable to the Corporation in such Proceeding or, in the absence of such an adjudication, if he is determined to be ineligible for indemnification under the circumstances pursuant to Section 5 of this Article; provided, however, that indemnification of Expenses incurred by a Director or Officer in successfully defending a Proceeding alleging that he received an improper personal benefit as a result of his status as such may be paid if and to the extent authorized by the Board of Directors.

3. Settled Proceedings. If a Proceeding is compromised or settled in a manner which imposes any liability or obligation upon a Director or Officer, (i) no indemnification shall be provided to him with respect to a Proceeding by or in the right of the Corporation unless a court having jurisdiction determines that indemnification is reasonable and proper under the circumstances, and (ii) no indemnification shall be provided to him with respect to any other type of Proceeding if it is determined pursuant to Section 5 of this Article on the basis of the circumstances known at that time (without further investigation) that said Director or Officer is ineligible for indemnification.

4. Advance Payments. Except as limited by law, Expenses incurred by a Director or Officer in defending any Proceeding, including a Proceeding by or in the right of the Corporation, shall be paid by the Corporation to said Director or Officer in advance of final disposition of the Proceeding upon receipt of his written undertaking to repay such amount if he is determined pursuant to Section 5 of this Article or adjudicated to be ineligible for indemnification, which undertaking shall be an unlimited general obligation but need not be secured and may be accepted without regard to the financial ability of such person to make repayment; provided, however, that no such advance payment of Expenses shall be made if it is determined pursuant to Section 5 of this Article on the basis of the circumstances known at that time (without further investigation) that said Director or Officer is ineligible for indemnification.

5. Determinations; Payments. The determination of whether a Director or Officer is eligible or ineligible for indemnification under this Article shall be made in each instance by (a) a majority of the Directors or a committee thereof who are not parties to the Proceeding in question, (b) independent legal counsel appointed by a majority of such Directors, or if there are none, by a majority of the Directors in office, or (c) a majority vote of the members who are not parties to the Proceeding in question. Notwithstanding the foregoing, a court having jurisdiction (which need not be the court in which the Proceeding in question was brought) may grant or deny indemnification in each instance under the provisions of law and this Article. The Corporation shall be obliged to pay indemnification applied for by a Director or Officer unless there is an adverse determination (as provided above) within 45 days after the application. If indemnification is denied, the applicant may seek an independent determination of his right to indemnification by a court, and in such event the Corporation shall have the burden of proving that the applicant was ineligible for indemnification under this Article.

6. Insurance. The Corporation shall have power to purchase and maintain insurance on behalf of any agent, employee, director or officer against any liability or cost incurred by him in any such capacity or arising out of his status as such, whether or not the Corporation would have power to indemnify him against such liability or cost.

7. Responsibility With Respect to Employee Benefit Plan. If the Corporation or any of its Directors or Officers sponsors or undertakes any responsibility as a fiduciary with respect to an employee benefit plan, then for purposes of indemnification of such persons under this Article (i) a "Director" or "Officer" shall be deemed to include any Director or Officer of the Corporation who serves at its request in any capacity with respect to said plan, (ii) such Director or Officer shall not be deemed to have failed to act in good faith in the reasonable belief that his action was in the best interests of the Corporation if he acted in good faith in the reasonable belief that his action was in the best interests of the participants or beneficiaries of said plan, and (iii) "Expenses" shall be deemed to include any taxes or penalties imposed on such Director or Officer with respect to said plan under applicable law.

8. Heirs and Personal Representatives. The indemnification provided by this Article shall inure to the benefit of the heirs and personal representatives of a Director or Officer.

9. Non-Exclusivity. The provisions of this Article shall not be construed to limit the power of the Corporation to indemnify its Directors or Officers to the full extent permitted by law or to enter into specific agreements, commitments or arrangements for indemnification permitted by law. In addition, the Corporation shall have power to indemnify any of its agents or employees who are not Directors or Officers on any terms not prohibited by law which it deems to be appropriate. The absence of any express provision for indemnification herein shall not limit any right of indemnification existing independently of this Article..

10. Amendment. No amendment or repeal of the provisions of this Article which adversely affects the rights of a Director or Officer under this Article with respect to his acts or omissions at any time prior to such amendment or repeal, shall apply to him without his consent.

ARTICLE VII

Conflict of Interest

No contract or other transaction of the Corporation shall, in the absence of fraud or bad faith, be affected or invalidated by the fact that any Member, Director or officer of the Corporation

or any corporation, firm or association with which he may be a director, officer, shareholder or beneficiary may be a party to or may have an interest, pecuniary or otherwise, in any such contract or other transaction, provided that the nature and extent of his interest was disclosed to, and known by, the body of this Corporation (i.e., the Board or the General Membership) acting on such contract or other transaction, prior to such action. Any Member, Director or officer with such an interest may not be counted in determining the existence of a quorum at any meeting of the Members or Board of Directors at which any such contract or transaction is to be acted upon, and such Member, Director or officer shall not be entitled to vote with respect to the authorization of any such contract or transaction.

ARTICLE VIII

Committees

1. Executive Committee. The Executive Committee shall consist of not less than three (3) Board members designated by the Board. The Executive Committee shall be empowered to act on behalf of the Board of Directors between meetings. Any action taken by the Executive Committee shall be subject to ratification by the Board at its next meeting (and shall always be consistent with the Corporation's educational and charitable purposes). The Executive Committee shall hold meetings as required at the call of any or one or more of its members and at such meetings, a majority of the members of the Executive Committee shall constitute a quorum.

2. Nominating Committee. A Nominating Committee of not less than three (3) Board Members shall be appointed annually by the Board of Directors of the Corporation. The duties of the Nominating Committee are to nominate persons as members of the Board of Directors for regular and vacant terms under Article IV and to nominate persons as Officers. At such meetings, a majority of the members of the Nominating Committee shall constitute a quorum.

3. Other Committees. The Board of Directors may elect from its number such other committees and may delegate thereto some or all of its powers except those which by law, by the Articles of Organization, or by these By-Laws may not be delegated. The

Board of Directors may appoint such committees composed of Members to perform such tasks as the Board of Directors may determine. Except as the Board of Directors may otherwise determine, any such committee may make rules for the conduct of its business, but unless otherwise provided by the Board of Directors or in such rules, its business shall be conducted so far as possible in the same manner as is provided by these By-Laws for the Board of Directors. All members of such committees shall hold such offices at the pleasure of the Board of Directors. The Board of Directors may abolish any such committee at any time. Any committee to which the Board of Directors delegates any of its powers or duties shall keep records of its meetings and shall report its action to the Board of Directors. The Board of Directors shall have power to rescind any action of any committee, but no such rescission shall have retroactive effect. All committees, with the exception of the Executive Committee, shall be advisory and recommending in nature and shall be composed of members of the Board or Members and shall report to the Board of Directors for action on their reports. The reports of all committees shall be read into the minutes of the meeting at which they are presented.

ARTICLE IX

Miscellaneous Provisions

1. Fiscal Year. Except as otherwise determined by the Board of Directors, the fiscal year of the Corporation shall be the twelve months ending December 31.

2. Seal. The Board of Directors shall have power to adopt and alter the seal of the Corporation.

3. Voting of Securities. Unless otherwise provided by the Board of Directors, the President or Treasurer may waive notice of and act on behalf of the Corporation, or appoint another person or persons to act as proxy or attorney in fact for the Corporation with or without discretionary power and/or power of substitution, at any meeting of stockholders, shareholders, or members of any other corporation or organization, any of whose securities are held by the Corporation or of which the Corporation is a member.

4. Resident Agent. The Board of Directors may appoint a resident agent upon whom legal process may be served in any action or proceeding against the Corporation. Said resident agent shall be either an individual who is a resident of and has a business address in Massachusetts, a corporation organized under the laws of Massachusetts, or a corporation organized under the laws of any other state of the United States, which has qualified to do business in, and has an office in, Massachusetts.

5. Corporate Records. The original, or attested copies, of the Articles of Organization, By-Laws and records of all meetings of the incorporators and Members shall be kept in Massachusetts at the principal office of the Corporation, or at an office of its Clerk or resident agent, and shall be open at all reasonable times to the inspection of any Member or Director for any proper purpose.

6. Articles of Organization. All references in these By-Laws to the Articles of Organization shall be deemed to refer to the Articles of Organization of the Corporation then in effect.

7. Net Earnings and Dissolution. The net earnings of the Corporation shall be devoted as stated in its Articles of Organization exclusively to civic, charitable and educational purposes within the guide lines of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Subject to the requirements of law, in the event of the voluntary dissolution of the Corporation, the Members shall designate as recipient of the Corporation's property remaining after winding up of its affairs, any organization or organizations which are exempt from taxation under Section 501(c)(3) of the Internal Revenue Code (as amended from time to time) and which, in the sole discretion of the Members, most nearly further the purposes for which the Corporation is organized.

8. Amendments. The Members shall have the power to make, amend or repeal these By-Laws, provided, however, that the Directors may make, amend or repeal the By-Laws (other than this Section 8) in whole or in part, except with respect to any provisions thereof which by law, the Articles of Organization or these By-Laws requires action by the Members. Not later than the time of giving notice of the meeting of Members next following the making, amending or repealing by the Directors of any By-law, notice thereof stating the substance of such change shall be given to all Members entitled to vote on amending the By-Laws. Any amendment or repeal of these By-Laws by the Directors and any

By-law adopted by the Directors may be amended or repealed by the Members. Any action by the Members or the Directors under this Section 8 shall require the affirmative vote of at least two-thirds (2/3) of such Members or Directors then in office.

9. Conduct of Meetings. Robert's Rules of Order shall govern the proceedings of all meetings of the Corporation.

SVS-0566/A

ASIAN COMMUNITY DEVELOPMENT CORPORATION

CODE OF ETHICS

As a community development corporation, we have a special responsibility to maintain the highest level of integrity in all aspects of our activities. The requirement that we operate within the law is just the beginning of the ethical discipline we accept and follow. Indeed, we aim for a standard of conduct well beyond what the law demands. This code of conduct reaffirms our commitment to integrity as a cornerstone of our community development activities.

The overriding principles which form the nucleus of code of ethics are:

1. Ethical conduct is characterized by honesty, integrity and freedom from deception.

2. All transactions must be performed in an open and aboveboard manner.

3. Ethical conduct will contribute to successful results for our community.

For the purposes of this Code of Ethics the term "agent" shall include any employee, officer, director or agent of the Company.

Conflicts of Interest.

Conflicts can arise in many situations. They happen when an agency benefits directly or indirectly at the Company's expense or when his or her actions are contrary to the Company's objectives. It is impossible to describe every conflict situation; in cases where there is any doubt whether an action is proper or improper, agents should consult the Executive Director before taking any action.

Every agent is expected to avoid any activity, investment, interest or association that interferes with or appears to interfere with the independent exercise of judgment in the Company's best interest.

More specifically:

-- No agent shall, directly or indirectly, have any financial interest in or derive any income of other than nominal value from any supplier, customer or competitor of the Company without full disclosure to and written clearance from the Board of Directors.

-- No agent shall, directly or indirectly, accept any money, gratuities, gifts or favors of other than nominal value, unusual or excessive entertainment or hospitality, loans, guarantees or preferential treatment from any supplier, customer or competitor of the Company.

-- No agent shall commit the Company to any business transaction for his or her personal benefit, directly or indirectly, without prior full disclosure to and written clearance from the Board of Directors.

-- An agent shall not use Company assets or services for personal benefit unless they have been properly approved for general use by employees. Company property should not be sold, loaned, given away or otherwise disposed of, regardless of condition or value, except with proper authorization. Proper authorization shall mean 1) approved by Executive Director if $500 or less; or 2) approved by the Board of Directors or its designee of any amount.

-- Business opportunities or investments within the scope of the Company's present or potential future business known or made available to an agent shall be offered to the Company before the agent acts on the opportunity or investment for personal benefit.

-- An agent may be considered to have an indirect interest in, or benefit from, an organization or transaction if any of the following have such an interest or benefit:

(a) members of the agent's immediate family (spouse and children) or household

(b) close relatives of the agent by blood or marriage (parents, siblings, grandparents, grandchildren, uncles, aunts, first cousins, nieces and nephews of the agent or spouse)

(c) any firm in which the agent or such family members or relatives of the agent have a significant financial interest or serve as an officer, agent or representative.

-- An agent shall not use for his or her own benefit or divulge to any other person, firm or corporation any confidential information relative to the Company or its operations that the agent many have obtained during the term of this or her agency by the Company. The phrase "confidential information" is not capable of precise definition, but each agent should treat as confidential any information concerning the Company's practices and procedures, its plans and products or its relationships with agents and customers that could be useful to a competitor and is not in the public domain or readily available from a public source.

Improper Payments.

It is contrary to Company policy, and under some circumstances may be a violation of law, for any improper payments to be arranged for or made, directly or indirectly, on behalf of the Company. Such payments would include bribes, kickbacks, gratuities, gifts or favors other than of nominal value, unusual or excessive hospitality or entertainment, loans, guarantees or benefits given to any customer, purchasing agent, supplier or designated agent to benefit the Company by unduly influencing acts or decisions. It is also improper for any such payments to be arranged for or made to any public official (including federal, state, local and foreign officials) or designated agent for the purpose of influencing any official act or decision to benefit the Company. Payments that are likely to have the effect of improperly influencing decisions to the Company's benefit are equally improper, whether or not that purpose was intended.

ATTACHMENT H

Resumes of Development Team

Asian Community Development Corporation

List of Directors

Alma Armstrong -- Chief, National Preparedness Programs Branch, FEMA. Former planner and development representative for the Community Development Block Grant Program. Co-founder of Trenton Design Center. Professor or former professor at M.I.T.'s Community Development and Community Fellows Programs; UMass Boston; Boston College Graduate Education Program; Boston Architectural Center. Member of American Planning Association. Chinatown/South Cove neighborhood resident.

Caroline Chang -- Regional Director, Office of Civil Rights, Department of Health and Human Services. Co-founder of the South Cove Community Health Center, Chinese American Civic Association and Chinese Golden Age Center. Board member of the Massachusetts Asian American Forum, Old Colony Trust and Harry Dow Memorial Legal Assistance Fund. Born and raised in Chinatown.

Jill Cheng -- President of her own book publishing company, Cheng & Tsui Co. Past Board Member of South Cove Community Health Center. Past Board Member of United Way.

Joseph Chow -- Vice President, Bank of Boston. Former Board member of the South Cove Community Health Center.

Neil Chin -- Long time resident of Chinatown. Member of the Chinatown-South Cove Neighborhood Council and Chinese Consolidated Benevolent Association's Tufts Scholarship Committee. Co-founder of the South Cove Community Health Center, Quincy School Community Council and Chinese American Civic Association. Past Board member of the South Cove YMCA and Boston Chinese Community Urban Renewal Committee.

Terry Chin -- Private Optometrist in Chinatown. Former optometrist at South Cove Community Health Center. Professor at College of Optometry. Past Board Member of Chinese American Civic Association. Past Board Member and Volunteer at Newton Cantonese School.

Kenneth Jong -- Fiscal Director, Chronic Care Division of Department of Health and Hospitals, City of Boston. Past Moderator, Quincy School Community Council, past Board member of the Chinese American Civic Association.

Jacquie Kay -- President of her own consulting firm, WPI, Inc. Former Board member of the Chinese Economic Development Council and South Cove Community Health Center. Past Consultant to the Chinatown-South Cove Neighborhood Council.

List Of Directors
(continued)

Howard H. Lee, Esq. -- Attorney and Economist. Commissioner of the Massachusetts Civil Service Commission. Former Director of International Marketing (Asian Division) of Honeywell Corporation. Member of the Asian American Lawyers Association. Past President of Organization of Chinese Americans, New England Chapter.

Paul F. Lee, Esq. -- Partner, Goodwin, Procter & Hoar. Past President of the Asian American Lawyers Association. Legal advisor to the Quincy School Community Council and past Board member of the South Cove Community Health Center. Born and raised in Chinatown.

Regina Lee, Esq. -- General Counsel for the Massachusetts of Refugees and Immigrants. Formerly Executive Director of ACDC and Managing Attorney at the Greater Boston Legal Services. Founding Member of the Chinatown Housing and Land Development Task Force. Served as a member of the CCBA seven person negotiating committee.

Andrew Leong, Esq. -- Staff Attorney, Chinatown Outreach Program, Greater Boston Legal Services. Professor, UMass-Dept. of Legal Studies. Board member of Harry Dow Legal Fund. Board member and former President of the Quincy School Community Council.

Donald Ng -- Supervisor of Contract Compliance/Minority Business/Goods and Services Unit, Massachusetts Commission Against Discrimination. Member of Asian Workers Coalition. Member of Chinese Economic Development Task Force. Member of Vocational English Education Program Committee. Former project director of Third World Job Clearinghouse, Inc.

Mary Soo Hoo -- Long time Chinatown resident and community advocate. Corporate member of the South Cove Community Health Center. Past Board member of the Chinese American Civic Association.

Carol Thomas -- Planning Consultant. President of Thomas Planning Associates. Adjunct professor of community planning at the University of Rhode Island. President of the private practice division of the American Planning Association. Past President of the American Institute of Planners.

Tony Wing -- Long time Chinatown resident for over fifty years. Presently employed in the restaurant business.

Dorothy Wong -- Long time resident and businessperson in Chinatown. Co-owner, Wong Soon Noodle, Inc. Founding member of the Chinese American Civic Association.

Jeffrey Wong -- Long time resident and businessman in Chinatown. Owner, Shanghai Printing Company. Board member of the South Cove YMCA, past member of the Chinatown Grievance Task

List of Directors
(continued)

Anna Yee-- Court interpreter for Trial Courts of MA. Domestic engineer. Board member of Children's Museum, Consumer Advisory Panel of New England Telephone and Deaconess of Boston Chinese Evangelical Church. Former Chinese managing editor for Sampan newspaper. Former chair of Chinese Bilingual Advisory Council of Boston Public Schools. Former member of City-wide Asian Parents Council.

Jeffrey Young-- Financial analyst for Macomber Development Associates. Treasurer for the Quincy School Community Council. Board member of Chinatown Housing and Land Development Task Force. Former technical advisor to the Masterplan Committee of the Chinatown-South Cove Neighborhood Council.

List of Staff

ACDC STAFF

Carol Lee -- Director. Formerly housing paralegal, Asian Outreach Program, Greater Boston Legal Services. Board member of Chinatown Housing and Land Development Task Force. Board member of Boston Women's Commission. Former executive director of Chinatown Housing and Land Development Task Force. Former co-chair of first Chinatown/South Cove Neighborhood Council. Founding Committee of Chinatown Development Plan. Former advisory board member of Boston Community Loan Fund.

ALMA C. ARMSTRONG

Office Address: Federal Emergency Management Agency
National Preparedness Programs Branch
448 John W. McCormack Post Office and Court House
Boston, Massachusetts 02109-4595

Telephone: (617) 223-9548 office (617) 357-5249 home

Education:

Ph.D. Program in City Planning, M.I.T. 1975-1978
(all coursework completed)
Master in City Planning, M.I.T.
C.A.G.S. and M.ED., Adult Education, Univ./Mass/Amherst
B.A. Urban Planning and Policy Development, Rutgers University
Certificates: Real Estate and Financial Management

Professional Experience:

January 1984 - Chief, National Preparedness Programs Branch, FEMA. Responsible for Continuity of Government regional program development and mobilization planning and coordination among numerous regional departments and agencies, and for the preparation of non-military emergency action guidance, plans and documents relating to National Security preparedness planning, including maintenance and development of training requiremnts to improve the individual and group capability of the National Defense Executive Reserves to perform their assigned emergency responsibilities. Region I NDER Coordinator, Manages the Region I, New England States (Maine, Massachusetts, Connecticut, New Hampshire, Rhode Island and Vermont)NDER program including recruiting, training and planning for NDER activation when necessary.

September 1980 - January 1984 Community Planner and Development Representative. United States Department of Housing and Urban Development. Responsible for Urban Development Action Grants, Small Cities Project Grants and Entitlement Grants to one Rhode Island and Four Massachusetts cities. Community Planner. Program management of Comprehensive Planning Programs in Massachusetts, Vermont and Rhode Island; technical assistance to states and regional planning agencies; monitoring and evaluation of areawide and state planning programs; Federal advisor to HUD Work Study Programs in New England; technical oversight of Areawide Housing Opportunity Programs; Regional Housing Mobility Program and State Technical Assistance Programs.

October 1978 - September 1980 Director of Planning, Training and Development. James Jackson Putnam Children's Center (a community mental health center). Planned and recommended development projects for Board of Trustees; wrote proposals and received funding from state, city, private corporations and foundations; directed public relations activities; Project Director, Title XX Training Programs; Instructor Title XX Training Course; Supervisor of contractors, operations and outreach staff.

September 1976 - December 1978 Assistant Director, Community Fellows Program, M.I.T. and Co-Instructor, Seminar on "Issues and Strategies in Community

Development." General administrative direction of the program for the Director including financial management and budgeting; academic advisor to Research Fellows. Teaching Assistant, Seminar on "Community Development in Urban Neighborhoods", Research Assistant, "Problem Families in Public Housing in the United States and Europe", Assistant Director, HUD Intern Program. Supervised Interns in developing professional placements in city planning, evaluated Interns in conjunctions with field supervisors; liaison person for program and field placements.

June 1975 - June 1976 — Director, Program Evaluation and Placement. Centers for Environmental Education, Education Development Center, Newton, MA. Co-developed a pilot demonstration project for environmental design careers in planning and design; developed preliminary evaluation and placement design; developed funding proposals for city, state and federal agencies.

September 1975 - December 1975 — Assistant Professor. Boston State College, Graduate Program in Career Education. Taught course entitled: "Decision-Making, Self-Concept and Careers."

Summer 1974 — Co-Director, Summer Workshop on Assessment of Prior Experience for Housewives and Secretaries under a grant from the Carnegie Foundation for Women Studies at the University of Massachusetts.

September 1972 - July 1975 — Asssistant Professor, College of Public and Community Service, University of Massachusetts. CPCS is a competency-based, B.A. Degree Program in Human Services. Director of Admissions. Planned, designed and implemented admissions criteria and policy; recruited students, and trained faculty and staff on admissions and recruitment procedures; Assessment Instructor, Evaluator and Certificate Director. Principal Planner, Member of Team that planned the College of Public and Community Service.

September 1970 - 1972 — Administrative Assistant in Public Affairs and Urban Planning. Woodrow Wilson School of Public and International Affairs, Princeton University, New Jersey.

January - August 1970 — Assistant to Executive Assistant to the Mayor of New York City; Member of Consultant Team to plan an Environmental Institute for the City of New York.

March 1967 - January 1970 — Assistant to Commissioner, New Jersey Department of Community Affairs. Commissioner's representative to a federal agency; worked with local community groups; wrote proposals; liaison person for Commissioner.

December 1962 - March 1967 — Senior Staff Assistant in Public Affairs and Social Development, the Ford Foundation, New York City. Staff Assistant to Program Officer for Legal Program and for Director, Social Development Program.

Other Professional Experience and Consultancies:

1970-1973 — Co-Founder, Trenton Design Center, New Jersey. Coordinated Center projects which provided technical assistance in design and planning services to nonprofit and city agencies.

September 1970 - January 1979 — Consultant/Trainer, Fairhurst-Hubbard, Norwell, MA. Organization and Staff Development Training; Consultant/Evaluator, Boston University Regional Institute on Employment Policy. Evaluation of HUD Youth Community Conservation and Incentive Program, South Bronx, New York; Consultant/trainer, University of Massachusetts. Trained handicapped adults, college students and other interested persons in Public Speaking; Consultant, School Committee of Boston, Professional Evaluation Panel for the Emergency School Assistance Act; Consultant, Center for Community Leadership, University of Wisconsin Extension, Milwaukee. Also Directed workshops and group training in management and decision-making for the Department of Local Affairs, Wisconsin; human relations and decision-making skills for the Department of Education Project to train Bus Monitors in the Boston Public School System; techniques of skill assessment, goal-setting, and life-planning for educators and students in New York and New Jersey around accrediting prior experience in traditional and competency-based educational programs on the undergraduate level.

September 1974 - December 1974 — Faculty, Boston Architectural Center, Team taught "Seminar on Advocacy Planning."

September 1970 - 1972 — Assistant to Consultant, National Policy Task Force, A.I.A., Princeton, New Jersey.

Writings, Publications, and Film Presentations:

August 1983, "Survey of Minority Women Planners". June 1981, "The Boylston Building: A Case Study of Public/Private Partnership for the Economic Development of Chinatown". 1976, A Case Study of Circle Venture Capital Fund". 1976, Co-author, "Three Community Development Corporations". Co-author, Video Tape Documentary on the Trenton Design Center.

Boards and Professional Associations:

Former, President of the Board of Directors, Women, Inc.
Member, Alliance for the Mentally Ill
Former Governor's Appointee, Roxbury Community College Advisory Board
Associate Member, American Planning Association
Member, New England Chapter, American Planning Association and former Chair, Awards Committee

CAROLINE J. CHANG
P. O. Box 8064
Boston, MA 02114
617-565-1340 (bus)
617-298-0811 (res)

EDUCATION:

Boston University - B. A. 1962 (Major in Mathematics)
Suffolk University Law School - J. D. 1977

Admitted to Massachusetts Bar - 1977

EXPERIENCE:

United States Department of Health and Human Services, Office for Civil Rights, Region I, Boston, Massachusetts

REGIONAL DIRECTOR - 1982 to present
DIRECTOR, PROGRAM REVIEW AND MANAGEMENT SUPPORT DIVISION - 1979 TO 1982
EQUAL OPPORTUNITY SPECIALIST/ SUPERVISORY EQUAL OPPORTUNITY SPECIALIST - 1974 TO 1979

Mayor's Office of Public Service, Boston, Massachusetts

MANAGER, CHINATOWN LITTLE CITY HALL - 1970 TO 1974

Avco Corporation - Systems Division, Wilmington, Massachusetts
ASSOCIATE SCIENTIST - 1962 TO 1970

CURRENT COMMUNITY ACTIVITIES:

- Trustee, Harry H. Dow Memorial Legal Assistance Fund, 1985 to present
- Member, Old Colony Charitable Foundation, 1976 to present
- President, Massachusetts Asian American Forum, 1985 to present
- Treasurer and Board Member, Boston University College of Liberal Arts Alumni Association, 1984 to present
- Allocation Volunteer, United Way of Massachusetts Bay, 1983 to present
- Board of Directors, National Institute for Women of Color,
- General Chairman, 1987 United Asian American Dinner
- Member, Advisory Committee to Schlesinger Library on History of Women, Radcliffe College, 1987-1991

PAST COMMUNITY ACTIVITIES:

- United States Commission on Civil Rights, Massachusetts State Advisory Committee, 1973-1982
- United Community Planning Corporation Board of Directors, 1972-1980
- South Cove Community Health Center, 1969-1980, Co-founder 1969, President 1973-1975
- Women's Commission in Exile, 1979-1980
- Governor's Commission on the Status of Women, 1972-1974 and 1977-1979
- Mayor's Commission to Improve the Status of Women, 1975-1978

PROFESSIONAL ORGANIZATIONS:

- Asian American Lawyers Association of Massachusetts
- Massachusetts Bar Association
- American Society for Public Administration
- Massachusetts Public Health Association

AWARDS AND OTHER DISTINCTIONS:

- Elected to Collegium of Distinguished Alumni, College of Liberal Arts, Boston University
- Recipient of Director's Award, Office for Civil Rights, U. S. Department of Health and Human Services
- Who's Who in the East
- Who's Who of American Women
- Highlighted in REDBOOK Magazine as a Massachusetts "Woman on the Move"

NAME: Neil Y.H. Chin

ADDRESS: 229 Harrison Avenue

CITY/STATE: Boston, Mass. 02111

OCCUPATION: Retired

Resident of Boston Chinatown for over 60 years.

* Member - Board of Directors, Chinatown/South Cove Neighborhood Council.

* Member - Executive Board, Retired State, County, Municipal Employees Association.

* Member - Chinese Consolidated Benevolent Association's Tufts Scholarship Committee.

* Retired Agency Head, Massachusetts Group Insurance Commission.

* Past Member - Chinese Consolidated Benevolent Association (CCBA) Negotiating Committee with Tufts-New England Medical Center.

* Founder Member - South Cove Community Health Center.

* Past Member - Board of Directors, Quincy School Community Council.

* Founder Member - Quincy School Community Council.

* Past President - Chinese-American Civic Association Inc.

* Founder Member - Chinese-American Civic Association Inc.

* Past Member - Board of Directors, South Cove Y.M.C.A.

* Past Chairman - South Cove Y.M.C.A. Program Committee.

* Past Member and Secretary - Boston Chinese Community Urban Renewal Committee. (Planning Tai Tung Village).

* Past Commander - Boston Chinatown Post #328, American Legion.

18 Medfield Street
Boston, MA 02215
(617) 536-1491

Professional Experience

THE FIRST NATIONAL BANK OF BOSTON — Boston, MA
Present
Vice President - Corporate Banking/High Technology Division
Develop and manage $80MM portfolio of high technology credits ranging from start-ups to snydicated loans to companies with up to $300MM in annual sales. Recent focus has been on leverage buy-out and acquisition deals in the computer service and information industries incorporating yield-enhancement features such as warrants, and risk-adjusted cash flow compensation. Develop deal flow through the cultivation of contacts in the venture capital and invesment banking communities.

1984-1986
Assistant Vice President - Corporate Banking/High Technology Division
Developed and managed loan portfolio of start-up, venture capital funded, high technology companies. Performed intensive credit and industry analyses. Marketed credit and non-credit products and services including working capital financing, long-term fixed asset loans, tax leases, investment services and cash management products. Structured equity and quasi-equity investments such as debt/warrant packages.

1981-1983
Loan Officer - International Banking/Asia Pacific Division
Evaluated and monitored commercial loans including trade financing, manufacturing, real estate construction, shipping and other commercial credits of branches in the Far East. Analyzed country risks for establishing country exposure limits. Marketed trade and foreign currency financings to U.S. based companies and foreign subsidiaries. Travelled to the Far East on various assignments, including managing flotation of $50 million sinking fund debenture for major shipping concern in Hong Kong.

CHINESE ECONOMIC DEVELOPMENT COUNCIL, INC. — Boston, MA
1975-1977
Assistant Director of Business Development
Instrumental in building this development/investment corporation from inception. Secured operating and investment funds from governmental agencies and financial institutions. Structured and negotiated debt and equity investments in start-up companies in electronics and food manufacturing industries. Acquired real estate parcels, formulated development plans and arranged financing for development projects, including 48-unit residential and $10 million retail/office developments.

Education

MASSACHUSETTS INSTITUTE OF TECHNOLOGY — Cambridge, MA
Alfred P. Sloan School of Management
Master's degree in Management, 1981. Concentrations in Finance and International Business.
Department of Urban Studies and Planning
Master's degree in City Planning, 1981. Concentrations in Urban Development, Real Estate and Project Management.

BRANDEIS UNIVERSITY — Waltham, MA
Bachelor's degree in Economics, 1975.

Personal Background

U.S. citizen. Excellent health. Enjoy reading and squash. References available upon request.

KENNETH JONG
20 LILLIAN ROAD
LEXINGTON, MASSACHUSETTS 02173
(617) 861-8818

Job Objective

Executive administrative responsibilities in governmental policy and procedures processes in streamlining governmental activities through elimination of unnecessary and duplicative services that would result in additional revenues being returned to basic program needs.

EXPERIENCE

Oct. 84-Present — Fiscal Director, Chronic Division
Department of Health and Hospitals
City of Boston

Coordinate and supervise the daily operations of Fiscal Services for the Chronic Division of Health and Hospitals which comprises of two Chronic Disease Hospitals (Long Island and Mattapan Chronic Hospitals) for appropiate and timely expenditures of a combined budget of approximately 22 million dollars for fiscal year 1988 and for generation and collection of an estimated 23 million dollars from third party reimbursements for medical services rendered to patients. Establishes procedures regarding fiscal policies consistent with City of Boston laws and Ordinances. Responsible for financial audits performed by third party vendors. Projects financial budgets and analysis for the operations of the two Chronic Disease Hospitals. Liaison with other Chronic Hospitals as well as Acute Care Hospitals for referrals of patients. Responsible for admission and discharge of patients to the 358 bed Chronic Division.

Jan.79-Oct.84 — Business Manager
Department of Health and Hospitls
City of Boston

Responsible for the daily operations of the Patients Accounts Department for Mattapan Hospital and Long Island Hospital for generation and collection of third party reimbursements for services rendered to patients. Established procedures relating to the admissions and credit and collection policy of both hospitals. Initiated changes in revenue collections procedures for increased revenues. Coordinated the installation of a computerized financial reporting and billing system. Established the Medicaid Applications procedures for the Department of Health and Hospitals for obtaining Medicaid coverage for non-covered indigent residents of Boston.

an.76-Jan.79 Assistant to the Commissioner
Trustees of Health and Hospitals
City of Boston

Responsible for determining and executing administrative policies through subordinate managers and coordinating the activites of the Credit and Collections Department. Represented the Department of Health and Hospitals at credit negotiations with outside agencies that resulted in an additional $15 million in revenues. Developed and organized systems for collections of accounts. Prepared financial reports and analyses. Trained and supervised personnel engaged in tasks incident to credit and collection activities.

ept.74-Jan.76 Director, Public Service Employment
City of Boston, C.E.T.A.
New City Hall. Boston, Ma.

Liaison with the Department of Labor and the Public Service Employment component of C.E.T.A. Responsible for the enforcement of programmatic rules and regulations of the Act set forth by the Department of Labor. Responsible for the operations of Public service employment programs.

ec.71-Aug.74 Assistant Director,Emergency Employment Act
New City Hall, Boston, Ma.

Liaison with the Department of Labor and the [illegible] (E.E.A.) administration office. Maintained on-going relationship with the E.E.A. office and City of Boston Departments. Supervisised program operations. Coordinated program audits. Coordinated the Public Employment program under C.E.T.A.

DUCATION 1980 MPH course, Suffolk University
1979 Supervisory Skills, Comm. of Mass. Criminal Justice Training Center
1972 Graduate Physics courses, Boston University
1971 B.A. - Physics, Boston University

FFILIATIONS Past member, Board of Directors, Chinese American Civic Association
Past member, Chairman, Quincy School Community Council
Member, Chinese American Civic Association
Member, Quincy School Community Council
Member, Mass. Patient Accounts Managers Assoc.
Member, Asian Community Development Corporation

ERSONAL Date of Birth: 23, June, 1949
Health: Excellent
Married, two children

VITA

JACQUIE L. KAY

P.O. Box 2077
Cambridge, MA 02238
(617)864-2042

Job Objective: To utilize expertise and experience in academic setting - either administration or teaching. Areas include: international education, economic development, employment and training, and planning and management tools

President, WPI, Inc., Cambridge, MA. Founder and Chief Executive - small international trade and development firm (1973-present)

Responsible for all aspects of business - research and development, marketing and operations. Contractor to Agency for International Development (AID) in teacher and management training, evaluation, project planning, design and implementation; to foundation to develop alternative financing for public school system; to city manpower training agency to establish monitoring and evaluation system; to two states (Washington and Massachusetts) to develop executive search program, to administer regional workshops in affirmative action; and to numerous non-profit and corporate groups in management training and evaluation. Also, generated new markets and represented U.S. businesses in Asia; developed concept and program for China Trade Center in downtown Boston; imported handicrafts from Latin America and Asia; and assisted development of small-scale enterprises overseas.

Academic experience:

Harvard University, Cambridge, MA

Graduate School of Education: (1977-80)

Joint Lecturer, "Education and Development." Covered 4 areas: 1) political-economic theory (socialism and communism 2) non-formal education 3) manpower planning and 4) economic development theories in general

Teaching Fellow, assisted in "Theories of Education and Development" and "Adult Education." Topics: political-economic theory and planning and methodologies of adult education

Center for International Affairs: (1976-80)

Research Fellow and Post-doctoral Fellow, responsible for workshops and seminars in "Politics of the World Economy," "Latin America: The Road Ahead," and coordinated an energy symposium which produced a publication: The Dependency Dilemma: Gasoline and U.S. Security, 1980, ed. D. Yergin.

Lesley College, Cambridge, MA (1983)

Lecturer in Education, Graduate Program in International Studies. Taught "Educational Planning and Systems Analysis in International Education." Covered tools and techniques; case studies; simulation; and application of planning and systems analysis to educational systems/programs. Counseled students and was thesis advisor for several masters' level students.

Ford Foundation, New York, New York (1969-70)

Research Associate, Asia and Pacific, International Division

analyzed and researched Asian Studies programs in U.S. colleges and universities. Publication: Understanding China, by J.M.H.Lindbeck, Praeger Publications, 1971.

State Board for Community College Education, Seattle, WA (1970-73)

Management/Employment Specialist, Research and Planning Project

Trained minority affairs administrators in management techniques; analyzed employment trends vis-a-vis curriculum and training programs; coordinated vocational adn cooperative education for research and planning team; created evaluated systems and long range planning tools in student services, curriculum administration, and faculty/staff development.

Urban League (Chase Manhattan Street Academy program), Harlem, New York (1967-70)

Administrator/Teacher. Developed curriculum and adminstered program, counseled students, taught English and History, established liaison with corporations and conducted fundraising efforts.

Chulalongkorn University and Thammasart University, Bangkok, Thailand. (1965-66)

Lecturer, English Language and Composition. Counseled students.

Other related experience:

Acting Executive Director, Employment Opportunities Center (EOC), Seattle, WA (1973-74)

developed new direction for employment agency to transform into manpower and economic development agency, e.g., goals, policies and programs; managed staff and budget; worked with board in establishing priorities.

Special Assistant, Intergovernmental Relations, Puget Sound Council of Governments, Seattle, WA (1972-73)

analyzed land use policy in four counties; assisted Executive Director in liaison with university and minority community; worked with elected officials in developing public sector policies.

Analyst, Management Study, Boston Public Schools (1974-75)

Assisted Superintendent of Schools in the implementation of a Peat, Marwick, Mitchell management study of schools - financial and central administration analysis for greater efficiency.

ducational Background:

1978 Ed.D., (Doctorate of Education), Harvard University Graduate School of Education

1971 Certificate (MBA equivalent), Executive Development Prog., Grad. Sch. of Bus. Admin. Univ. of Washington

1969 M.A., Asian History, New York University

1966 B.A. Chinese Area Studies, University of Washington

oard Directorships and Memberships, 1986

- Thrift Fund for Economic Development (for Thrift Institutions and Governor)
- International Trade Council, Commonwealth of Massachusetts
- Oxfam-America - Vice-President
- Society for International Development
- South Cove Community Health Center
- Employment and Training Task Force, Chinatown-New England Medical Center, Boston
- Washington State Manpower Planning Commission (1972-74)
- Governor's Commission for Asian Americans, (1974)
- Seattle 2000 Executive Board (1974)

onsultancies

- Abt Associates, Cambridge, MA
- Lincoln-Filene Center, Tufts University, Medford, MA
- Educational Development Center, Newton, MA
- Northwest Regional Educational Laboratories, Portland, OR
- Boeing Corporation, Seattle, WA
- National Training Institute for Community Economic
- Economic Development, Palo Alto, CA
- General Telephone Company, Everett,WA
- Biopshere and Hydrospace Associates, Inc. New York, NY
- Boston Public Schools, Boston, MA

Publications and Papers

"Basic Education Development Project - Evaluation" Yemen Arab Republic, Second External Evaluation Team - Dr. D. Adams, Dr. A. Attieh, Dr. E.T. Chapman, and Dr. J. Kay October, 1983.

Managing Human Resources in China: Training in Work-Education-Politics Combinations, University Microfilms, 1979.

"The Management of Human Resources in China," Association of Asian Studies (ASPAC), Vancouver, British Columbia, 1973.

"Human Service Delivery in China," Albert Einstein School of Medicine, New York, 1973.

"The Sino-Soviet Conflict," Bell Laboratories, Whippany, New Jersey, 1973.

"Goal Relevancy Programming," Adult Basic Education Conference, Issaquah, Washington, 1971.

"Evaluation Systems for Minority Affairs Programs," State Board for Community College Education, Olympia, WA, 1972.

References upon request

HOWARD H. LEE

66 Doublet Hill Road
Weston, MA 02193

617-727-2293 (Office)
617-891-4059 (Home)

OBJECTIVE: Administrative Judge (worker's compensation).

EDUCATION: New England School of Law, J.D., 1978; Attorney at Law admitted to the Bar, Massachusetts, 1978; and the Supreme Court of the United States, 1982.

Polytechnic Institute of Brooklyn, 105 credits completed toward B.S. in Electrical Engineering, 1963.

New York University, Ph.D., Economics, Political Science, 1957.

University of Maryland, M.A.,Economics, Political Science.

St. John's University, China, B.A., Economics.

EXPERIENCE:

1978 to Date — Attorney at Law, Practice includes workers' compensation, employment, corporations, estate planning, wills and trusts, and domestic relations.

3/1987 to Date — Commissioner, Civil Service Commission , Commonwealth of Massachusetts.

Hold hearings and render decisions with other Commissioners relative to civil service appeals concerning job classifications with participation by labor unions, markings of examinations, appointments by-passes, job related disciplines, and medical disqualifications.

1963 to 3/1987 — HONEYWELL INFORMATION SYSTEMS

1985 -3/1987 — Director, International Marketing

Provide assessments and directions of the China, U.S. and worldwide market for computers and related products. Furnish consultation and support relating to China market.

1983 -1985 — Director, Business Services , Asia Operations.

Provided broad support to Asia Operations personnel and the senior management within the affiliate operations in Asia with emphasis on the China market. Directed and supervised various contract negotiation and implementation activities including: contract negotiations, issuance of

purchase orders, assuring compliance with export license requirements, issuing shipping instructions, securing issuance of letters of credit, and issuing instructions regarding billing and collections and customer relations.

1980 - 1983 — Director, Strategic Pricing and Analysis

Provided strategic direction of pricing; assessed and recommended responses to competitive pricing and strategic moves, long range analysis of computer technology and market directions, long range plans and product life cycle analysis, and specific recommendations on short term and long term product and market strategies.

1977 - 1980 — Director, Pricing and Planning,Mini/Small/Medium Systems

Managed pricing group; established prices, pricing policies, practices, and strategies; provided competitive analysis and business evaluations for broad range of computer products.

1973 - 1977 — Manager, Pricing, New Product Lines

1969 - 1973 — Senior Staff Planner , Product Planning and Financial Analysis.

1965 - 1969 — Product Planner ,Product Planning & Financial Analysis.

1963 - 1965 — Computer System Analyst , Software Development.

1962 - 1963 — Assistant Professor , History and Government, Seton Hall University, New Jersey.

OTHER ACTIVITIES:

1987-Date — Director, Asian Community Development Corporation.

1984-1986 — Co-Chairperson, Advisory Council to the Governor on Guangdong.

1985-1987 — Member, Manufacturers Committee, Governor's Business Council.

1985-1987 — Trustee, Harry H. Dow Memorial Legal Assistance Fund.

1984-Date — Member, Asian American Lawyers Association.

1978-Date — Member, Massachusetts Bar Association.

PERSONNAL: — Married; two children; excellent health.

REFERENCES: — Furnished upon request.

Partner
Goodwin, Procter & Hoar
Exchange Place
Boston, MA 02109

Primary Area Of Practice: General Business Law with emphasis on banking, venture capital, public and private financings, start up companies and securities law

Previous Employment:

Donovan, Leisure, Newton & Ervine
30 Rockefeller Plaza
New York, New York
1976 - 1980

Education:

Law School: Cornell University J.D., Cum laude, 1976

College: Columbia University B.S., 1972
Electrical Engineering and Computer Science

Other: Brookline High School, Brookline, MA
1964 - 1968

Edward Devotion School, Brookline, MA
1961 - 1964

Quincy School, Boston, MA
1955 - 1961

Community Activities:

President (1984 - 1986)
Asian American Lawyers Association of Massachusetts, Inc.

Board Member (1981 - 1987)
South Cove Community Health Center, Boston, MA

Legal Advisor (1986 - present)
Quincy School Community Council, Boston, MA

Personal:

Date of Birth: October 16, 1950
Place of Birth: Boston, MA
Marital Status: married, one child

REGINA F. LEE
63 Walk Hill Street
Jamaica Plain, MA. 02130

WORK EXPERIENCE:

Managing Attorney, Legal Services Center, Jamaica Plain, MA (9/83 - present). Responsible for maintaining the Center's relationship with Greater Boston Legal Services and Harvard Law School, and ensuring the Center's compliance with all funding guidelines as well as federal regulations. Serve as senior attorney and clinical instructor in the Center's Immigration and Chinatown Outreach units. Responsible for supervison of attorneys, paralegals and law students in those units.

Staff Attorney, Greater Boston Legal Services, Boston, MA (9/77 to 6/82). Responsible for providing free civil legal assistance to low-income Asians in Boston, primarily in immmigrtion, family law, housing and government benefits. Concentrated primarily on housing and land use issues in Chinatown. Represented tenants groups such as Tai Tung Village, Mass Pike Towers, Quincy Towers, 100 Chauncy Street, and 239 Harrison Avenue. Served as member of the Seven Person Negotiating Committee which reached a comprehensive agreement with Tufts New England Medical Center regarding land use issues in Chinatown. Took one year sabbatical in 1982 to attend the Community Fellows Program at the Massachusetts Institute of Technology.

Instructor, University of Masachusetts. Designed and conducted courses on "Law and Poverty" (Spring, 1987 Harbor Campus) and "Immigration Law and Procedure" (Fall 1987, Downtown Campus).

Coordinator, Chinatown Health Clinic, New York City (6/73 - 3/75). Initiated and staffed a free community health clinic in New York City's Chinatown. Responsible for grants writing and management, office administration, community advocacy, supervision and coordination of volunteers. Also designed and implemented Prject AHEAD (Asian Health Education And Development), a program to encourage low-income and inner city Asian youths to enter health care careers.

EDUCATION

Community Fellows Program (1982 - 1983)
Department of Urban Studies and Planning
Massachusetts Institute of Technology
Spent a sabbatical year at MIT on post-graduate fellowship to study community planning and economic development.

New York University Law School
J.D. (1977)
Recipient of the Reginald Heber Smith Fellowship in Poverty Law upon graduation (1978 and 1979).

New York University
B.A. (1973)

COMMUNITY/PROFESSIONAL EXPERIENCE:

Founder, Asian Community Development Corporation
Executive Committee, Chinatown Housing and Land Development Task Force (1979 to present)
Advisor, Chinatown-South Cove Neighborhood Council Chinatown Community Plan - Housing Subcommittee (1987).
Member, Governor's Refugee Advisory Committee (appointment expires 9/88).
Member, Governor's Advisory Committe on Women (1984-1985)
Board Member, Quincy School Community Council (1983 - 1985)
Board Member and President, South Cove Neighborhood Health Center (1980 - 1983)
Board Member and Founder, Chinatown Health Clinic, New York City (1971 - 1977)
Board Member, Bellevue Hospital Community Advisory Board (1973 - 1975)
Board Member, Gouverneur Hospital Community Advisory Board (1975 - 1977).

PROFESSIONAL AFFILIATIONS:

Asian American Lawyers Association
National Lawyers Guild
Citizens Housing and Planning Association
Member of Massachusetts and New York bar

TUNNEY F. LEE
Head, Department of
Urban Studies and Planning
Massachusetts Institute of
Technology

TEACHING

Professor in the Departments of Architecture and Urban Studies and Planning
Massachusetts Institute of Technology, 1970 to present.
Visiting Critic, University of Manitoba, 1973 and 1974
Faculty, Howard University, Department of Architecture, 1969
Visiting Critic, Harvard Graduate School of Design, 1966

PROFESSIONAL EXPERIENCE

1983-1986 Deputy Commissioner, Division of Capital Planning and Operations
Commonwealth of Massachusetts
Head of Agency responsible for all buildings and land of state - Capital budget, design, construction, oversight of maintenance and energy use.
1980-1983 Partner, Comunitas - Architects and Planners
1967-1980 Tunney Lee, Architect/Planner, Newton, MA and Washington, D.C.
1966-1967 Director of Urban Design, Marcou, O'Learly & Associates, Washington, D.C.
1961-1966 Chief of Planning Design, Boston Redevelopment Authority, Boston, MA
1957-1961 Architectural Designer, I. M. Pei & Associates, Ulrich Franzen and other
1955-1956 firms, New York City.
1954-1955 Designer, R. Buckminster Fuller, Raleigh, NC

PROJECTS

Jefferson Park Project, Comprehensive Rehabilitation, Cambridge Housing Authority, 19
Copley Place - Coordination of Citizen's Review Process, 1977-1980
West Broadway Project Modernization Master Plan - Boston Housing Authority, 1978-80
East Boston Piers Re-Use Study for Massport, 1979
Boston Naval Shipyard Urban Design Study, 1974
Takoma Community School, Washington, D.C., 1969-1975
Urban Design Study for the Shaw Urban Renewal Area, 1969-1971
H Street, N.E. Urban Renewal Plan and Playground Design, Washington, D.C., 1969
Shaw Junior High School Site and Design Concept, Washington, D.C., 1968
Morgan Community School Site and Design Concept, Washington, D.C., 1968
Resurrection City - Planning and Structures Committee, S.C.L.C., 1968

PUBLICATIONS

Commonwealth of Massachusetts Division of Capital Planning and Operations:
- Capital Budgets - Fiscal Years 1985, 86, 87
- Comprehensive Plan to Improve Services for Chronically Mentally Ill Persons, 1
- "Boston State Hospital - Critical Choices Ahead", 1985

"Mission Park in Perspective" in The Scope of Social Architecture, ed. by C. Richard Hatch, Van Nostrand Reinhold, 1984.

Development Politics: Private Development and the Public Interest, Council of State Planning Agencies, 1979. Co-authored with Robert Hollister

"Revolution Changes the Countryside", Spazio e Societa, 1978

Shaw Urban Design Study, District of Columbia Redevelopment Land Agency, 1971

STUDIES

Boston Public Schools Unified Facilities Plan, 1979
Massachusetts Housing Finance Agency Evaluation Study, 1973

EDUCATION

Bachelor of Architecture, University of Michigan, 1954
Fulbright Fellow, University of Rome, 1956-57 C.I.A.M.,
University of Venice, 1957

ARCHITECTURAL REGISTRATION

National Council of Architectural Registration Boards
Massachusetts Certification
New York State Certification

MEMBERSHIPS

South Cove Community Health Center - Board of Directors, 1980-1987
Rainbow TV Works - National Advisory Board
Asian American Resource Workshop - Advisory Board
Oxfam America - Board of Directors
Asian-American Community Development Corporation - Board of Directors
CTAC Small Grants Committee

September, 1987

ANDREW L.S. LEONG
50 Empire Street, #2
Allston, MA 02134

EDUCATION

BOSTON COLLEGE LAW SCHOOL, Newton, MA
J.D., May 1985

Activities: Vice-President, Asian American Law Student Association(AALSA), 1983-84
Chairman, AALSA Admissions Committee, 1983-84
Member, CORE Admissions Committee, 1983-85
New-England Regional Representative, National AALSA, 1983-84
Founding Member, Academic Support Program

DRAKE UNIVERSITY, Des Moines, IA
B.A., Political Science, May, 1982

Honors: magna cum laude
Departmental Honors
President's List(2 semesters)
Dean's List(8 semesters)

Activities: All-University Table Tennis Champion, 1978. Drake University Tournament Night, Table Tennis Champion, 1979. Intramural tennis.

EXPERIENCE

STAFF AND SUPERVISING ATTORNEY June 1986-present
Chinatown Outreach Program, Greater Boston Legal Services.
Clinical Instructor - Harvard Law School
Legal Services Center, Jamaica Plain, MA
Adjunct Instructor - Boston College Law School
Boston College Chinatown Clinical Program

STAFF ATTORNEY September 1985-June 1986
Harry H. Dow Fellowship, Legal Services Center

STUDENT INTERN May 1984-May 1985
Harry H. Dow Student Intern, Chinatown Outreach

LEGAL RESEARCH ASSISTANT Summer 1983
Professor William F. Willier
Boston College Law School

COMMUNITY ACTIVITIES

Member: Quincy School Community Council, 1983-present. President, 1986-88.

Harry H. Dow Memorial Legal Assistance Fund, Trustee, 1988-present. Co-Chair, Friends of the Dow Fund, 1987-present.

Asian Community Development Corporation, 1987-present.

Governor's Advisory Council on Refugee Resettlement, 1985-present.

International Institute of Boston, Victim Assistant Advisory Board, 1987-present.

AFFILIATIONS

Asian American Lawyers Association of Massachusetts
Massachusetts Bar Association
Boston Bar Association

Wah Don Ng
7 Mendelssohn Street
Roslindale, MA 02131
(617) 327-3831

MAR 15 1990

WORK EXPERIENCE:

1979 to Present — **Massachusetts Commission Against Discrimination**
Boston, Massachusetts

SUPERVISOR: CONTRACT COMPLIANCE /MINORITY BUSINESS / GOODS AND SERVICES UNIT: June 1987 to Present. Developed the Commonwealth's Goods and Services Program. Supervise the Contract Compliance Unit. Monitor and enforce the Commonwealth's Contract Compliance / Minority Business Enterprise Program. Investigate and formulate Non-Compliance Hearings. **Compliance Coordinator:** Developed computerize programs for tracking municipalities Civil Rights / Affirmative Action Programs in the areas of employment, fair housing, contract compliance and minority / women business performance. Evaluate municipal performance and assign compliance status for each municipality.

CONTRACT COMPLIANCE OFFICER: December 1979 to June 1987. Enforce and monitor the Commonwealth's Equal Employment Opportunity / Affirmative Action (EEO / AA) regulations. Develop contract compliance systems and minority / women business enterprise programs. Provide training and assistance to state and municipal EEO/AA officers. Conduct reviews of Civil Rights activities implementation and performance. Investigate complaints and non-compliance activities. Represent the state in EEO/AA meetings and conferences. Provide assistance to private sector in compliance with EEO/AA regulations. Established liaison between governmental and community agencies.

1976 to 1979 — **Third World Jobs Clearing House, Inc.**
Boston, Massachusetts

PROJECT DIRECTOR: April 1979 to December 1979. **Implemented** office procedures and systems. Supervised **staff** of fourteen. Responsible for follow-up of staff **assignments**, monthly activities report, planning and staff training. Participated in city and state liaison meetings and negotiated affirmative action goals.

AREA SUPERVISOR/SENIOR COUNSELOR: April 1978 to March 1979. **Supervisor:** Supervised operations in Cambridge and Worcester offices. Assisted and supported office directors setup and implemented office operating procedures and filing systems. **Senior Counselor:** Supervised four counselors in job development, conducting recruitment and making placements. Provided counseling to clients. Conducted continual training

sessions for counselors. Established working relationships with contractors, awarding agencies and community organizations.

JOB COUNSELOR: November 1976 to March 1978. Responsibilities included recruitment and placement of workers, intakes, skill assessment, counseling workers. Conducted construction site monitoring and outreach to community organizations.

1974 to 1976 **Mon Hing Trading Company, Inc.**
Boston, Massachusetts

MANAGER: Supervised five employees. Responsible for inventory stocking, purchase and sales of imported dry goods, and customer relations.

1967 to 1974 **Chinaway Restaurant, Inc.**
Pembroke, Massachusetts

Manager: Supervised daily operations. Responsible for hiring, merchandise procurement, and customer relations.

1963 to 1966 **U. S. Army**
Rank: E-5. Honorable Discharge.

EDUCATION:

1988 **University of Massachusetts**
Boston, Massachusetts

Community Planning and Public Services Management. B. A.

1978 **University of Detroit**
Detroit, Michigan

Course: Managing Staff for Results.

1977 **Wentworth Institute**
Boston, Massachusetts

Course: Construction Management.

MEMBER OF:

Asian Workers Coalition
Chinese Economic Development Council, Manpower Committee
Chinatown Land and Housing Development Task Force
Coply Place Task Force
Vocational English Education Program, Committee

GENERAL:

Speak, read and write Chinese.
Notary Public of the Commonwealth of Massachusetts

References: Available upon request.

JEFFREY WONG
16 Oxford Street
Boston, MA 02111

Career:

1972-present	Manager, Shanghai Printing Co., Boston
1968-1972	Senior Engineer, Raytheon Co., Waltham
1966-1968	Engineer, Naval Ordinance Laboratory White Oak, Maryland

Community Service:

1987-1988	Assistant Scoutmaster, Troop 6, Brookline
1987-1988	Long Range Planning Committee, Newton Cantonese School, Newton
1968-1988	Board of Directors, South Cove YMCA
1970-1972	August Moon Festival
1970	Chinatown Grievance Task Force
1967-1970	Chinese-Americans for Tommorrow (CAT) Chairperson , 1969-1970
1968-1970	C.A.T.-C.I.C./MIT Joint Tutoring Program Director, 1970

Education:

1968	M.S., M.I.T.
1966	B.S., M.I.T.
1962	Boston Latin School
1956	Quincy School (Chinatown)

JEFFREY K. YOUNG
915 Watertown Street
West Newton, MA 02165
617-244-1097

OBJECTIVE

To obtain a position in the business sector which will utilize my experience and knowledge while allowing room for growth.

WORK EXPERIENCE

July 1984
to July 1990

MACOMBER DEVELOPMENT ASSOCIATES, Cambridge, MA
Senior Financial Analyst

Prepare financial projections, budgets, and cost variance reports using LOTUS 1-2-3 for various real estate projects under construction and in operation. Prepare general ledgers for projects using a computerized accounting system. Prepare cash flow projections for the company. Maintain information on leasing, construction cost, operating revenues and expenses, for various real estate projects.

September 1979
to June 1984

MASSACHUSETTS EXECUTIVE OFFICE OF TRANSPORTATION & CONSTRUCTION, Boston, MA
Senior Transportation Planner/Section 18 Program Manager

Manage the activities of programmers modeling the traffic impacts of the proposed Depressed Central Artery/Third Harbor Tunnel project; verified and interpreted program output. Managed an annual $1 million section 18 program for funding of public transportation in rural areas of Massachusetts. Performed grant writing activities, monitored recipient activities for compliance with federal regulations and processed payments.

July 1978
to August 1979

MERRIMACK VALLEY PLANNING COMMISSION, Haverhill, MA
Junior Planner

Implemented and managed a transportation survey in the Merrimack Valley region. Prepared and managed the distribution of questionaires; analyzed returns, intrepreted results, and prepared summary reports.

EDUCATION

NORTHEASTERN UNIVERSITY, Boston, MA

Master of Business Administration, June 1987
Attended part time
Concentration in Finance

MASSACHUSETTS INSTITUTE OF TECHNOLOGY, Cambridge, MA

Master of City Planning, May, 1978
Concentration on statistical analysis of the economic impacts of transportation systems on urban areas.

Bachelor of Science in Civil Engineering, May 1978

Concentration in transportation planning, modeling, and statistical analysis. Emphasis in computer modeling of transportation systems and networks.

PUBLICATION

Lerman, Steven R.; Damn, David: Lerner-Lam, Eva; Young, Jeffrey K.:
"The Effects of the Washington Metro on Urban Property Values",
Massachusetts Institute of Technology, Center for Transportation Studies, Report No. 77-18.

BACKGROUND AND INTERESTS

Born and raised in Newton, MA
Treasurer and Member, Board of Directors, Quincy School Community Council
Board Member, Asian Community Development Corporation
Chairperson, West Newton Neighborhood Advisory Committee
Former member of Newton Auxiliary Police

REFERENCES

Furnished upon request

CAROL J. THOMAS, AICP
LAND USE PLANNER

EDUCATION

1950-51: Massachusetts Institute of Technology, Courses in City Planning.
1950: University of Connecticut, M.A., Public Administration.
1948: Vassar College, Syracuse University, A.B., (cum laude), Political Science.

PROFESSIONAL SOCIETIES

American Institute of Certified Planners (Past Commissioner and National Chairperson).
American Planning Association (Director, and past President of New England Chapter; President of the Private Practice Division).
Massachusetts Association of Planning Directors.
Massachusetts Association of Consulting Planners (former Vice-President).
Massachusetts Federation of Planning Boards (former Director).

PROFESSIONAL EXPERIENCE

1978-Present: Principal Planner and President, Thomas Planning Services.
1969-1978: Director, Thomas Associates, Division of Universal Engineering Corporation, Boston, Massachusetts.
1961-1969: President and Treasurer, Thomas Associates, Community Planners.
1958-1961: Partner, Sonthoff and Thomas, Community Planners.
1950-1958: Planning services for various planning consultants (Arthur Comey, Nord Davis, Burnham Kelly, Allen Benjamin).
1953-1956: Planning Board Member, Town of Arlington, Massachusetts.

Areas of planning experience include comprehensive planning, project planning, land use planning, residential density, impact studies, soils interpretation for urban planning, zoning, subdivision regulation and other land use controls, land developments, and planning education.

PROFESSIONAL TEACHING

1975-1985: Lecturer in City Planning, Harvard University, Graduate School of Design and Kennedy School.
1964-Present: Adjunct Professor, The University of Rhode Island (Graduate Curriculum in Community Planning and Area Development).
1964-Present: Lecturer various colleges, programs and municipal workshops (United States and China).

SELECTED PUBLICATIONS

1985: "Standards for Dead-End Streets", PAS Memo, APA.
1985: "The Massachusetts Guidebook", co-editor with John Mullin, (land use issues).
1980: "How to Update Small Town Master Plans", with David Emilita, Planning, The American Planning Association.
1977: "Objectives, Opportunities and Requirements of the New Zoning Act", with Alexander Zaleski.

1972: "The Uses of Soil Studies in Urban Planning", The Massachusetts Heritage, Cooperative Extension Service, University of Massachusetts United States Department of Agriculture and County Extension Service.

1974: "Demystifying PUD", with David Emilita, Journal of the Boston Architectural Center.

1971: "Guide for Lot Size Determination for Single Family Dwellings", with Stephen Zayach, The Planners Handbook, Massachusetts Federation of Planning Boards.

1966: "Use of Soils Surveys by a Planning Consultant", Soil Surveys and Land Use Planning, Soil Science Society of America and American Society of Agronomy.

1963: "Effectuation of Soils Interpretation", Volume II, Massachusetts Department of Commerce and the United States Department of Agriculture.

BIOGRAPHICAL LISTINGS

Who's Who in American Women.
Who's Who in the East.
Who's Who in Finance and Industry.
The 2000 Women of Distinction.
The Dictionary of International Biography.

AWARDS

1974: Distinguished Service Award, New England Chapter American Institute of Planners.

1974: Award of Merit, Massachusetts Federation of Planning Boards.

1989: The Carol Thomas Award was established at the University of Rhode Island.

1990: The Merit Certificate of Guangzhou People's Government.

Hon. Award - PRC

CAROL J. LEE

12 Weld Hill St. Apt. 2
Jamaica Plain, MA 02130

(work) 522-3003
(home) 524-3053

OBJECTIVE

To work for a Chinatown community-based organization that promotes meaningful community development and opportunities.

EDUCATION

Brandeis University, Waltham, MA, B.A., Sociology.
Boston Latin School, Roxbury, MA.

EXPERIENCE

Housing Paralegal, Greater Boston Legal Services- Asian Outreach Program, Jamaica Plain, MA. 2/87-Present.
Provide legal advice and representation in the areas of housing, immigration, benefits and family law to the Greater Boston Asian Community. Conduct investigations and research. Negotiate settlements and disputes. Write legal memoranda for court proceedings and administrative hearings. Supervise and teach law students in a clinical setting. Assist with classroom teaching. Perform various administrative tasks.

Administrative Assistant/Director of Community Education, Boston Human Rights Commission, Boston, MA. 10/85-2/87.
Oversaw financial transactions and budget reports. Assisted Executive Director and Commissioners with special projects, correspondence and reports. Developed multi-lingual brochures and literature. Coordinated educational workshops in various Boston neighborhoods and in City Departments. Recruited and supervised interns and volunteers. Co-organized first Boston Human Rights Conference for over 700 attendants.

Executive Director, Chinatown Housing and Land Development Task Force, Boston, MA. 9/83-9/85.
Coordinated housing, community development and tenant advocacy projects. Advocated for low-income housing in Chinatown, neighborhood control over community development, and stronger tenant rights. Conducted educational workshops on tenant rights. Worked with other neighborhood organizations on common issues. Oversaw financial management and administrative duties. Did grant-writing and fundraising. Supervised part-time staff, interns and volunteers.

Youth Counselor, Harvard Upward Bound Project, Cambridge, MA. 7/81-8/83.
Counselled Black, Hispanic and Asian, low-income youths with career planning and personal issues. Tutored students from Grades 9-12 in English, Math, Science and college-bound high school seniors with writing skills. Assisted teachers with curriculum and classroom activities. Assisted Director with educational projects. Supervised students in classrooms and dormitories.

AFFILIATIONS

Chinatown Housing and Land Development Task Force- Board Member and volunteer (1983-present)
Chinatown-South Neighborhood Council- Former co-chairperson (1985-1988) and volunteer on New England Medical Benefits/Masterplan Negotiations Committee and Election Committee (1989-present)
Boston Women's Commission- Board Member (1988-present)

LANGUAGES

Bilingual- Toisanese and English

AWARDS: Boston Fair Housing Commission Award Recipient 1990

References will be furnished upon request.

The Boston Sunday Globe June 21, 1987

Asian Community Development Corporation Board Member

One woman's crusade to bridge the gap for minorities

By Nina McCain
Globe Staff

On a recent evening, some 500 Asian-Americans gathered at the Newton Marriott. There were Chinese, Japanese, Koreans, Filipinos, Vietnamese, Laotians, Cambodians and members of most of the other nationalities that are among the fastest growing immigrant groups in the Boston area.

The groups are separated by divisions of language and culture, of oldtimers vs. newcomers, of traditionalists vs. progressives.

But, that night at least, their differences took a back seat to the celebration of the things they have in common and to their respect and affection for the woman who not only organized the dinner, but who has done as much or more than anyone else in Boston to make the theme of Asian-American unity a reality.

When Caroline Chang spoke, she received the largest and warmest response of the evening.

In her professional capacity as the director of the Department of Health and Human Service's regional Office for Civil Rights, Chang is a staunch defender of the rights of all minorities.

As a community leader for the last 20 years, Chang has been quietly and skillfully building bridges, bridges between factions of the Asian-American community, bridges between the community and city government, bridges between Chinatown and other neighborhoods.

"She is one of the real glues in the Asian community," says Barbara Arnwine, director of the Boston Bar Association's Lawyers Committee for Civil Rights. "She has an incredible power to bring groups together, to be able to make people work together."

Globe staff photo/Frank O'Brien

Caroline Chang, director of the regional Office for Civil Rights.

Suzanne Lee, chairwoman of the Chinese Progressive Association, says that while Chang, 46, is viewed as a member of the "older generation," she is also influential with younger activists.

"People from both groups can relate to her," Lee says. "She is highly regarded as the initiator of a lot of projects and ideas and for bringing people together."

Since 1967, when she helped to found the Chinese American Civic Association, Chang has been involved in almost every major endeavor that

CHANG, Page A12

■ CHANG

Continued from Page A8

touched the lives of Asian Americans. She was manager of Chinatown's Little City Hall from 1970 to 1974, cofounder and president of the South Cove Community Health Center in Chinatown, one of the founders of the Asian American Lawyers Association, president of the Asian American Forum and, most recently, chairwoman of the unity dinner.

Chang says the dinner was important both as a statement of the growing size and importance of the Asian-American community, which now numbers about 75,000 in the state, and as a way for people to get to know each other.

"In our busy lives, we never take time to look around and see who else is in the same boat," she says. "If we don't know the people, if we haven't interacted as human beings, it makes the questions harder to ask."

"... I firmly believe that communication and networking are very important for effective action. Minorities have the least access. It makes sense that we should talk to each other for the collective good."

'Agree to differ'

Chang knows that merely talking will not solve the problems of jobs, housing and discrimination that face Asian Americans, but she sees it as a necessary first step.

"I'm realistic and practical enough to know that doesn't take care of the whole situation," she says, "but the fact you've had a dialogue helps you to know each other as human beings and you can agree to differ."

Chang's emphasis on dialogue and negotiation have drawn criticism from some community activists who want her to take stronger stands.

"Personally, I think people can play different roles ... but I do think if she could be more vocal, it would help the community," Lee says.

Chang, a comfortable, unpretentious woman who smiles easily and laughs frequently, says she has learned to focus on the issues and not take the criticism personally.

"I have to live with my style," she says. "I don't mind speaking up when I feel I have to."

Those who have worked with her over the years say she can be a tough negotiator when the occasion demands.

"She's very, very strong," says Neil Chin, a longtime community activist. "... She won't compromise what she feels to be right, but she says it in such a nice way you don't resent it."

A close-knit village

Chang says her community-service work grew naturally out of her childhood experience of serving as a translator for her widowed mother. Her father, who opened one of the first suburban Chinese restaurants in North Reading in the early 1950s, died when she was 15. Even before that, Chang was responsible for taking care of her two younger brothers and sister while her mother worked in the garment industry.

She remembers Chinatown in those days as a close-knit "little village" where everyone kept an eye on other people's children and she served as the link to the English-speaking world for anyone who needed help.

"In those days, so few people spoke English. I ended up being the interpreter for quite a few people," she recalls. "If someone had to go to the doctor, I went along."

Chang, who describes herself with a laugh as "one of those teacher's pets," did well in school, read voraciously ("I was almost the entire circulation of the Chinatown branch of the Boston Public Library") and graduated near the top of her Girls Latin class, winning the math prize.

She went on to work her way through Boston University, majoring in math, and to a job with the Avco Corp., where she was the first Asian and the first woman in the flight-test department that used radar and optical data to reconstruct the trajectories of test missiles.

Lawyer in the forefront of Chinatown's struggles

DOWNTOWN PROFILE
Jean Riesman

WHEN Regina Lee graduated from law school in 1977, she came to Greater Boston Legal Services expecting to stay two years.

Two years have stretched into 10, and in the last decade Lee has not only become managing attorney for the Jamaica Plain GBLS office, she has been part of almost every Chinatown advocacy group and community-organizing campaign.

"It took two years to learn this community," she said. "And when I understood a little more what was going on in Chinatown, I made an investment here."

The year 1977 was a tumultuous time to arrive in Chinatown. Tufts Medical School bought two buildings in the garment district, angering residents who had already lost housing and land to urban-renewal-era hospital expansion.

Then the city tried to take over a small community building on Oak Street with a day-care center and other services in it for a Tufts/New England Medical Center parking lot.

"There was a strong outcry from the community," Lee said. "I got involved."

This is an understatement from someone who has since been president of the South Cove Community Health Center board, a council member of the Quincy Community School, and a prime mover on the Chinatown Housing and Land Development Task Force.

Lee was on the committee of seven neighborhood leaders who negotiated a comprehensive treaty with Tufts/New England.

Tufts got the buildings, but not the parking lot, and the committee forged a historic agreement: moving the garment workers to a city-owned industrial site and enacting community benefits worth more than $1 million in scholarships, employment training, and rights to a parcel of hospital-owned land.

Lee's first assignment at GBLS as a graduate fresh out of New York University Law School was to head the Chinatown outreach office, where she spent five years.

Immigration, housing and family law are her specialties.

Her most recent legal victory was to win a temporary reprieve for two 21-year-old Afghan refugees the federal government has been trying to deport for 15 months.

The U.S. has refused to give asylum or free passage to the two cousins, who were arrested here on route to Canada on false passports after being jailed for anti-Soviet activity at home.

"It is ironic that they were in jail longer here than in Afghanistan," Lee remarked.

Jamaica Plain GBLS has been providing the legal back-up for the Roxbury "eviction free zone," where community groups have been trying to prevent evictions in high-displacement areas.

Other than that, the housing unit represents mostly "people coming in with 100 percent rent increases to take to the Rent Equity Board," and tenants seeking building-code enforcement.

Her work with families has focused on domestic violence.

"There is a perception that the Asian family is very close knit," she said. "But there is quite a bit of spousal abuse."

As a sabbatical year — "the way to survive Legal Services," she said — Lee went back to school to Urban Studies and Planning in the MIT Urban Fellows program.

Lee, 36, was born in China and grew up in Hong Kong. She came to New York when she was eight, and is going back to Asia for the first time with her parents and two sisters in October.

She represents the fourth of her family's generation in this country. Her great-grandfather and grandfather each came alone to New York's Chinatown, later sending for their wives.

Lee has made an effort to bridge the generations. Each family, she explained, has a traditional benevolent association, in which the last name provides an instant extended family, and she has recently sought out the Lee Family Association.

"I think it is an important part of my history," she said. "You have to recognize them as part of our history, involved in social services before they were federally funded. They took care of the needy, mediated community disputes."

Sometimes family associations even provide financing or partnerships for businesses, "small-scale community development."

If she has any criticism of her community, it is the tendency to be "insular."

"We don't reach out to other neighborhoods and other groups," she said, and Chinese newspapers provide little information about what is going on in other parts of the city.

"I identify this community very much as my community," she said. "No matter where a Chinese American lives, they identify with Chinatown."

COMMUNITY LEADER. Regina Lee with mural depicting the people of Chinatown

Asian Community Development Corporation Executive Director

CONSULTANT

THE COMMUNITY BUILDERS

FACT SHEET

THE COMMUNITY BUILDERS, INC.
95 Berkeley Street
Boston, MA 02116
(617) 695-9595

DESCRIPTION:	A nonprofit corporation that works with community-based development organizations to create affordable housing and commercial facilities serving low-and moderate-income persons
FOUNDED:	1964
NUMBER OF EMPLOYEES:	172
EXECUTIVE DIRECTOR:	Patrick E. Clancy
CLIENT SERVICES:	Development, finance, property management, and social service coordination.
OFFICES:	Boston, MA: 95 Berkeley St. Springfield, MA: 75 Marketplace Providence, R.I.: 56 Pine St.
AREAS PRESENTLY SERVED:	Massachusetts, Rhode Island, Connecticut, Vermont and New York.
HOUSING DEVELOPMENTS:	Constructed over 5,900 affordable housing units, housing more than 26,000 people, with total financing of $370 million. An additional 2,000 housing units are under way.
ECONOMIC DEVELOPMENT:	Completed 343,000 square feet commercial/retail space including Boston headquarters at 95 Berkeley Street.
EQUITY FINANCE:	Equity financing exceeds $93 million in some 29 developments
PROPERTY MANAGEMENT:	2,998 units under management in 41 developments.

THE COMMUNITY BUILDERS, INC.

List of housing developments completed as developers or as development consultants, starting with developments containing the greatest number of units. This list contains completed developments that were closed in 1980 or later. Developments still under way are not included.

Recently Completed Projects (1990)

Name: Granite Lean Park/BHP II Location: Boston
(development consultant)

Low: 143 # Moderate: ___ # Market: ___ Total Units: 143

Subsidy Types (if any): MHFA, 22(61)(9) coinsurance,
Section 8, Equity Syndication
City Linkage

Construction Complete Date: October 1989

Date Substantially Occupied: November 1989

Name: Kilmarnock Street/West Fenway Apts. Location: Boston
(development consultant)

Low: 74 # Moderate: 10 # Market: 23 Total Units: 107

Subsidy Types (if any): HUD Section 202, MHFA, SHARP
Section 8, H.I.F., Equity
Syndication

Construction Complete Date: February 1990

Date Substantially Occupied: June 1990

Name: Webster Meadows Location: Webster, Massachusetts

Low: 70 # Moderate: ___ # Market: ___ Total Units: 70

Subsidy Types (if any): HUD Section 202, Section 8 rental assistance

Construction Complete Date: March 1990

Date Substantially Occupied: May 1990

Name: TDC III Apartments Location: Boston
(development consultant)

Low: 22 # Moderate: 14 # Market: 23 Total Units: 59

Subsidy Types (if any): MHFA, SHARP, Linkage, Equity Syndication

Construction Complete Date: March 1990

Date Substantially Occupied: April 1990

The Community Builders, Inc.

List of housing developments completed as developers or as developmen consultants starting with developments containing the greatest number o units. This list contains completed developments that were closed in 198 or later. Developments still under way are not included.

Name Tent City/Leighton Park Location Boston, MA

MHFA, SHARP Neighborhood Development Fund, Ch. 707

Low: 99 # Moderate: 86 # Market: 74 Subsidy Types: U.S. Trust Co. Shawmut Bank

Date of Initial/Mortgage Application:
Date of SHARP Award: 08/14/84
Date Loan was Closed and Recorded: 12/29/86
Construction Complete Date:
Date Substantially Occupied:

Name Vivendas La Victoria II Location Boston, MA

Section 8

Low: 190 # Moderate: # Market: Subsidy Types: New Construction

Date of Initial/Mortgage Application: 12/11/78
Date of SHARP Award:
Date Loan was Closed and Recorded: 09/29/80
Construction Complete Date: 05/11/82
Date Substantially Occupied: 06/ /82

Name Madison Park IV Location Boston, MA

Section 8

Low: 143 # Moderate: # Market: Subsidy Types: New Construction

Date of Initial/Mortgage Application: 06/27/78
Date of SHARP Award:
Date Loan was Closed and Recorded: 12/23/81
Construction Complete Date: 07/06/83
Date Substantially Occupied: 07/06/83

Name Back of the Hill Apartments Location Boston, MA

HUD 202

Low: 125 # Moderate: # Market: Subsidy Types: Section 8

Date of Initial/Mortgage Application: 05/ /77
Date of SHARP Award:
Date Loan was Closed and Recorded: 01/23/81
Construction Complete Date: 02/25/81
Date Substantially Occupied: 03/01/81

Name 50 Washington Square Location Newport, RI

RIHMFC mortgage financing and Targeted Loan: City of Newport

Low: 103 # Moderate: 0 # Market: 0 Subsidy Types: CDBG; Sec.8

Date of Initial/Mortgage Application: 6-22-87
Date of SHARP Award: N/A
Date Loan was Closed and Recorded: 4-4-88
Construction Complete Date: 12-31-88
Date Substantially Occupied: 3-89

Name Quincy/Geneva Location Boston, MA

Chapter 707,

Low: 91 # Moderate: # Market: Subsidy Types: Section 8, Section 8 Mod., SHARP, Rental Rehab

Date of Initial/Mortgage Application: 10/01/84
Date of SHARP Award: 8/14/84
Date Loan was Closed and Recorded: 04/09/85
Construction Complete Date: 04/01/87
Date Substantially Occupied: 04/ /87

Name Lena Park BHP I Location Boston, MA

SHARP, 707, Sec.8

Low: 81 # Moderate: # Market: Subsidy Types: Sec.8 Mod. Rehab.

Date of Initial/Mortgage Application: (FNMA) 02/07/84
Date of SHARP Award: (FNMA) 8/14/84
Date Loan was Closed and Recorded: 04/03/85
Construction Complete Date: 02/15/87
Date Substantially Occupied: 02/15/87

Name Aurora Hotel Location Worcester, MA

SHARP

Low: 45 # Moderate: # Market: 40 Subsidy Types: Sec. 707, Sec.8, Rental Rehab. Weatherization

Date of Initial/Mortgage Application: 12/ /85
Date of SHARP Award: 9/86
Date Loan was Closed and Recorded: 10/31/86
Construction Complete Date: 12/30/86
Date Substantially Occupied: 04/30/87

Roxbury

Name Urban Edge BHP I Location & Jamaica Plain MA

Sec. 707,

Low: 82 # Moderate: # Market: Subsidy Types: Sec. 8, SHARP

Date of Initial/Mortgage Application: 08/ /84

Date Substantially Occupied: _____

Name Restoration Housing Location Boston, MA
Section 8
Low: 31 # Moderate: _____ # Market: _____ Subsidy Types: Substantial Rehab.

Date of Initial/Mortgage Application: 06/ /80
Date of SHARP Award:
Date Loan was Closed and Recorded: 06/30/81
Construction Complete Date: 07/ /82
Date Substantially Occupied: 08/ /82

Name Uxbridge/Millville Regional Location Uxbridge & Millville MA

Low: 80 # Moderate: _____ # Market: _____ Subsidy Types: HUD 202, Sec 8

Date of Initial/Mortgage Application: 06/ /81
Date of SHARP Award:
Date Loan was Closed and Recorded: 11/ /82
Construction Complete Date: 01/ /84
Date Substantially Occupied: 01/ /84

Name Fields Corner BHP I Location Boston, MA
SHARP, 707
Low: 44 # Moderate: _____ # Market: 32 Subsidy Types: Sec.8 Exist.
10/31/84 & resubmitted

Date of Initial/Mortgage Application: 12/04/84
Date of SHARP Award: 8/14/84
Date Loan was Closed and Recorded: 04/11/85
Construction Complete Date: 01/21/86
Date Substantially Occupied: 11/30/86

Name Mission Hill BHP I Location Boston, MA
SHARP, 707, Sec. 8,
Low: 38 # Moderate: 36 # Market: _____ Subsidy Types: Sec.8 Mod. Rehab

Date of Initial/Mortgage Application: 08/29/84
Date of SHARP Award: 8/14/84
Date Loan was Closed and Recorded: 03/27/85
Construction Complete Date: 05/31/86
Date Substantially Occupied: 09/01/86

Name RTH Community Housing Location Boston, MA

Low: _____ # Moderate: 67 # Market: _____ Subsidy Types: None

Date of Initial/Mortgage Application: 12/ /82
Date of SHARP Award:
Date Loan was Closed and Recorded: 10/28/83
Construction Complete Date: 03/ /84
Date Substantially Occupied: Buildings were occupied during rehabilitation

Name Cheriton Grove Apartments (Elderly) Location Boston (W Roxbury)

Low: 60 # Moderate: _____ # Market: _____ Subsidy Types: HUD, 202 Sec

Date of Initial/Mortgage Application:	06/ /83
Date of SHARP Award:	
Date Loan was Closed and Recorded:	08/ /85
Construction Complete Date:	02/ /87
Date Substantially Occupied:	03/ /87

Name Merrimack Valley Apartments Location Methuen, MA

Low: 60 # Moderate: _____ # Market: _____ Subsidy Types: HUD, 202, Sec.

Date of Initial/Mortgage Application:	06/ /81
Date of SHARP Award:	
Date Loan was Closed and Recorded:	10/ /82
Construction Complete Date:	10/ /83
Date Substantially Occupied:	10/ /83

Name Dorchester Bay BHP I Location Uphams Corner, Dorchester, MA

Low: 58 # Moderate: _____ # Market: _____ Subsidy Types: Sec.8, 707 SHARP

Date of Initial/Mortgage Application:	08/13/84
Date of SHARP Award:	8/14/84
Date Loan was Closed and Recorded:	04/18/85
Construction Complete Date:	08/ /86
Date Substantially Occupied:	08/ /86

Name Dimock-Braddon Apartments Location Boston, MA

Low: 54 # Moderate: _____ # Market: _____ Subsidy Types: Sec.8 Substantial Rehab.

Date of Initial/Mortgage Application:	07/31/81
Date of SHARP Award:	
Date Loan was Closed and Recorded:	09/30/82
Construction Complete Date:	02/ /84
Date Substantially Occupied:	03/ /84

Name Mill Pond Apartments Location Littleton, MA

Low: 50 # Moderate: _____ # Market: _____ Subsidy Types: HUD 202, Sec.8

Date of Initial/Mortgage Application:	06/ /82
Date of SHARP Award:	
Date Loan was Closed and Recorded:	10/ /84
Construction Complete Date:	08/ /85
Date Substantially Occupied:	09/ /85

Name Plantation Apartments Location Stow, MA

Low: 50 # Moderate: _____ #Market: _____ Subsidy Types: HUD 202, Sec 8

Date of Initial/Mortgage Application: 06/ /81
Date of SHARP Award:
Date Loan was Closed and Recorded: 09/ /82
Construction Complete Date: 08/ /83
Date Substantially Occupied: 08/ /83

Name Oxford Gardens Location Providence R.I.

Low: _____ # Moderate: _____ # Market: _____ Subsidy Types: R.I.Housing, City of Prov. Targeted Loan Fund, State Rental Assistance

Date of Initial/Mortgage Application:
Date of SHARP Award:
Date Loan was Closed and Recorded:
Construction Complete Date:
Date Substantially Occupied:

Name Belle Street Apartments Location Springfield, MA

Low: 12 # Moderate: _____ # Market: 35 Subsidy Types: MHFA, SHARP Rental Rehab UDAG

Date of Initial/Mortgage Application: 10-11-85
Date of SHARP Award: 6/11/85
Date Loan was Closed and Recorded: 06-30-87
Construction Complete Date: 09-30-88
Date Substantially Occupied: 10-31-88

Name South Holyoke Housing Location Holyoke, MA

Low: 34 # Moderate: _____ # Market: 14 Subsidy Types: MHFA, SHARP Chapter 707

Date of Initial/Mortgage Application: 4-14-86
Date of SHARP Award: 6/10/86
Date Loan was Closed and Recorded: 12-15-87

Construction Complete Date: 01-17-90
Date Substantially Occupied: 01-17-90

Name Jefferson Avenue School Location Springfield, MA

Low: 44 # Moderate: _____ # Market: _____ Subsidy Types: HUD 202 Mortgage Sec. 8 Rental

Date of Initial/Mortgage Application: 04-24-87
Date of SHARP Award: N/A
Date Loan was Closed and Recorded: 10-87
Construction Complete Date: 10-18-88
Date Substantially Occupied: 12-17-88

Name Rockdale House (Elderly) Location Northbridge, MA

Low: 40 # Moderate: ____ # Market: ____ Subsidy Types: HUD 202 Sec

Date of Initial/Mortgage Application:	06/ /84
Date of SHARP Award:	
Date Loan was Closed and Recorded:	06/ /86
Construction Complete Date:	07/ /87
Date Substantially Occupied:	07/ /87

Name Orchard View Apartments Location Easthampton, MA

Low: 40 # Moderate: ____ # Market: ____ Subsidy Types: HUD 202 Mortgag Sect. 8 Rents

Date of Initial/Mortgage Application:	08-14-87
Date of SHARP Award:	N/A
Date Loan was Closed and Recorded:	09-25-87
Construction Complete Date:	06-29-88
Date Substantially Occupied:	07-15-88

Name Franklin School Apartments Location Lexington, MA

Low: 11 # Moderate: 27 # Market: ____ Subsidy Types: SHARP, Sec.8/ Ch.707 certificates

Date of Initial/Mortgage Application:	10/11/85
Date of SHARP Award:	6/11/85
Date Loan was Closed and Recorded:	03/21/86
Construction Complete Date:	02/ /87
Date Substantially Occupied:	12/ /86

Name Hubbardston House (Elderly) Location Hubbardston, MA

Low: 36 # Moderate: ____ # Market: ____ Subsidy Types: HUD 202, Sec.8

Date of Initial/Mortgage Application:	06/ /83
Date of SHARP Award:	
Date Loan was Closed and Recorded:	09/ /85
Construction Complete Date:	07/ /86
Date Substantially Occupied:	08/ /86

Name River-Howard Homes Location ____

Low: 32 # Moderate: ____ # Market: ____ Subsidy Types: Federal public housing, turnkey

Date of Initial/Mortgage Application:	10/ /79
Date of SHARP Award:	
Date Loan was Closed and Recorded:	04/01/80
Construction Complete Date:	04/14/81
Date Substantially Occupied:	06/ /81

Name New Hope Housing Location _____

Low: 12 # Moderate: _____ # Market: _____ Subsidy Types: Section 707

Date of Initial/Mortgage Application:	03/27/85
Date of SHARP Award:	
Date Loan was Closed and Recorded:	12/20/85
Construction Complete Date:	03/31/87
Date Substantially Occupied:	05/31/87

Name Neptune Road Replacement Housing Location East Boston, MA

Low: _____ # Moderate: 37 # Market: _____ Subsidy Types: MA Port Authority

Date of Initial/Mortgage Application:	N/A*
Date of SHARP Award:	N/A*
Date Loan was Closed and Recorded:	N/A*
Construction Complete Date:	N/A
Date Substantially Occupied:	N/A

* Project involved relocating residents to individual homeownership replacement housing. Each resident applied for conventional mortgage financing.

Name Touraine Hotel Location New Bedford

Low: _____ # Moderate: _____ # Market: _____ Subsidy Types: MHFA, SHARP MHP

Date of Initial/Mortgage Application:	
Date of SHARP Award:	10/13/87
Date Loan was Closed and Recorded:	
Construction Complete Date:	
Date Substantially Occupied:	

Name Back of the Hill Condominiums Location _____

Low: 12 # Moderate: 6 # Market: _____ Subsidy Types: CDBG grant: MHFA 1st-time home buyer mortgages

Date of Initial/Mortgage Application:	04/ /84
Date of SHARP Award:	
Date Loan was Closed and Recorded:	10/15/85
Construction Complete Date:	02/23/87
Date Substantially Occupied:	03/05/87

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H. Marchant
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ng, financing and
g affordable housing
mercial properties.

BIOGRAPHY

PETER MUNKENBECK

Peter Munkenbeck is Managing Director for Development and Finance for The Community Builders, a nonprofit corporation which provides assistance to community organizations to create and preserve affordable housing and commercial space in Massachusetts, Rhode Island, Pennsylvania, and Connecticut. The Community Builders has participated directly in the creation of more than 5,000 homes over 25 years, and almost half of them have been in Boston.

Mr. Munkenbeck is responsible for the housing development, equity finance and corporate administration and finance functions. This work includes identifying and evaluating new developments, and supervising the work of project managers who work with agencies, private sector, and community representatives to implement housing development and who raise the debt and equity resources necessary to their completion. He is also responsible for the administration of The Community Builders' Charitable Trust and is involved in the development of multi-project housing programs and housing policy.

He has been with The Community Builders since 1981, and has participated in housing policy and program formulation on behalf of The Community Builders and its community-based clients.

Prior to joining The Community Builders, Mr. Munkenbeck worked for 8 years at MASSPORT and in state government managing various projects in real estate, social service and administration.

He obtained a Law Degree from Harvard Law School in 1973 and a Bachelor's Degree in Public and International Affairs from Princeton University in 1970.

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THE
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H. Anthony

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cial properties.

BIOGRAPHY

SWAN L. OEY

Swan L. Oey, Project Manager, joined The Community Builders staff in July of 1987. In coordinating development efforts for The Community Builders, he assists in establishing the development team; arranging financing; negotiating with contractors; working with the sponsor and other members of the development team on preparation of project designs, the estimation of construction costs, and the correlation of design, costs and financing; obtaining local and governmental approvals; and monitoring projects' progress during construction. His Community Builders project experience includes the development of a 50-unit elderly and handicapped housing development in Townsend, Massachusetts; the rehabilitation of the Armed Forces YMCA in Newport, Rhode Island providing 108-units of permanent housing, emergency and transitional shelters, and 6,400 square foot of social service office space; and the acquisition of University Heights, a 349-unit mixed-income development in Providence, Rhode Island, in danger of losing its affordable units due to expiring use restrictions.

Currently, Mr. Oey is responsible for a variety of projects including the development of 120-units of mixed-income, multifamily housing in Chinatown, Boston; and the rehabilitation and construction of 41-units of scattered site housing in North Philadelphia, Pennsylvania.

Prior to coming to The Community Builders, Mr. Oey worked as a Financial Management Development Program Analyst for the Badger Company, an international engineering construction firm. AT Badger, he was responsible for developing microcomputer models for various department including estimating, project control and scheduling, cost engineering, corporate accounting, budgeting, general accounting, project accounting and cost accounting.

While attending school, Mr. Oey worked summers as Research Analyst in Tokyo for Nomura Securities; as Assistant Auditor in Indonesia for Price Waterhouse; and as International Fund Transfer

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Specialist in Sweden for Skandinaviska Enskilda Banken. Also while at school, he worked as Publisher of a directory publishing company, founded in a microcomputer software company and served as Business and Advertising Manager of a bilingual Chinese-Americana newspaper.

Mr. Oey has a Master in Business Administration from Harvard Business School, a Bachelor in Applied Science from the School of Engineering and Applied Science of the University of Pennsylvania and a Bachelor of Science in Economics from the Wharton School of the University of Pennsylvania.

ARCHITECTS

WOO & WILLIAMS

JOHN GOODRICH WILLIAMS
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497 Massachusetts Avenue
Cambridge, MA 02139
Telephone (617)547-6757
FAX (617)547-6757

REGISTRATION:

Registered Architect: Commonwealth of Massachusetts, Maine, South Carolina, and Rhode Island
National Council of Architectural Registration Boards
Registered Landscape Architect in Massachusetts

EDUCATION:

1966 - 1968	**HARVARD GRADUATE SCHOOL OF DESIGN** Master of Landscape Architecture	Cambridge, MA
1962 - 1966	**UNIVERSITY OF PENNSYLVANIA** Master in Architecture	Philadelphia, PA
1958 - 1962	**HAVERFORD COLLEGE** Bachelor of Arts in English Literature	Haverford, PA

PROFESSIONAL EXPERIENCE:

1979 - Present	**WOO & WILLIAMS** Principal Architecture, Landscape Architecture, and Urban Design	Cambridge, MA
1969 - 1978	**SERT, JACKSON ASSOCIATES, INC.** Associate/Principal Architects and Planners	Cambridge, MA

TEACHING:

1970 - Present	**BOSTON ARCHITECTURAL CENTER** Steering Committee: Landscape Architecture Curriculum Continuing Education Committee Visiting Critic
1974 - 1987	**HARVARD GRADUATE SCHOOL OF DESIGN** Lecturer, Department of Architecture Course: History and Theory of Landscape Architecture
1972 - 1974	**HARVARD GRADUATE SCHOOL OF DESIGN** Design Critic in Landscape Architecture Department of Landscape Architecture
1989	**UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE** College of Architecture Visiting Critic

1990 **AUBURN UNIVERSITY**
Department of Landscape Architecture
Visiting Critic
Guest Lecturer: "Unnatural Intervention: The Creation of Place", February 1990

AWARDS AND COMPETITIONS:

May, 1989 **THE CHARLES HILGENHURST MEDAL**, Boston Society of Architects Award for Excellence in Architecture for the Athletes' and Reporters' Village, 1988 Olympics, Seoul, Korea

June, 1985 **Winner of International Design Competition** for the Athlete's and Reporter's Village for the 1988 Summer Olympics, Seoul, Korea. Firm awarded the commission; construction completed 1988.

May, 1985 **1985 PRESERVATION AWARD**, Massachusetts Historical Commission
Associates Block, Arlington, Massachusetts for "outstanding rehabilitation of a prominent group of storefronts in Arlington's Town Center Historic District"

October, 1984 **PRESIDENTIAL DESIGN ACHIEVEMENT AWARD**, National Endowment for the Arts: In Recognition of Excellence in Design for the Government of the United States of America for the Jordan Pond House Visitor Center, Acadia National Park, Mount Desert, Maine

May, 1983 **THE CHARLES G. HILGENHURST MEDAL,**
Boston Society of Architects
Award for Excellence in Architecture for the Jordan Pond House Visitor Center, Acadia National Park,
Mount Desert, Maine

January, 1981 **Progressive Architecture Awards,**
Citation for the Design of the Jordan Pond House
Acadia National Park
Mount Desert, Maine

WORKS PUBLISHED:

1990 **Harvard Faculty Townhouses**
Architecture, January, 1990

1989 **Harvard Faculty Townhouses,**
The Boston Globe, September 19, 1989

1988 **Seoul Olympic Athlete's and Reporter's Village,**
Architectural Record, November, 1985 and September, 1988
Progressive Architecture, October, 1988
Arbitare, April, 1989
Washington Post, September 17, 1988
Architectural Plus, September, 1988
The Boston Globe, July 2, 1985, February 26, 1988.

September 20, 1988
USA Today, June 17, 1988
Sports Inc., August, 1988
National Development, June, 1988

1985 Exhibition: Bank of Boston and Harvard University Graduate School of Design
"Establishing a Threshold: Twelve Architectural Practices in Boston", Catalog Published by Harvard University Graduate School of Design

1984 "The Park Service as Client: II,"
Architecture, Acadia National Park, Mount Desert, Maine, Dec. 1984

1984 "The Jordan Pond House," Landscape Architecture,
Acadia National Park, Mount Desert, Maine, Jan-Feb. 1984

1983 "A Gardenmaker's Summerplace," Thuya, Garden Design,
Mount Desert, Maine, vol.II, no.II

1982 Milstein Garden, Garden Design, vol. I, no.II

1981 The Jordan Pond House, Progressive Architecture, Jan 1981

COMMUNITY AND PROFESSIONAL ORGANIZATIONS:

1989 Boston Society of Architects
Board of Directors
Commissioner of Professional Practice

1985 - Present Boston Society of Architects
American Institute of Architects

1972 - Present Boston Society of Landscape Architects
American Society of Landscape Architects

1977 - 1982 Trustee, WGBY - 57 Public Television,
Springfield, Massachusetts

Executive Committee, Board of Overseers
Shady Hill School
Cambridge, Massachusetts

KYU SUNG WOO

Date of Birth	9 February 1941
Registration:	Registered Architect in Massachusetts Member of the American Institute of Architects

EDUCATION

1968-1970	Urban Design Program Graduate School of Design, Harvard University M.Arch. in Urban Design
1967-1968	School of Architecture, Columbia University M.S. in Architecture
1964-1966	Department of Architecture, Seoul National University M.S. in Architectural Engineering
1961-1963	Department of Architecture, Seoul National University B.S. in Architectural Engineering
1959-1961	Premedical Course, College of Liberal Arts and Science, Seoul National University

PROFESSIONAL EXPERIENCE

1979-Present	Principal, Woo & Williams, Architecture, Landscape Architecture, and Urban Design, Cambridge, Massachusetts
1975-1978	Principal, Woo Associates, Architecture and Urban Design Cambridge, Massachusetts
1975	Senior Urban Designer, Mayor's Office of Midtown Planning and Development, City of New York
1973-1980	Urban Design Consultant, Harbison New Town, South Carolina
1970-1974	Associate, Sert, Jackson & Associates, Cambridge, Massachusetts

1965-1967	Chief of Urban Design, The Housing, Urban and Regional Planning Institute, Korean Ministry of Construction

AWARDS & COMPETITIONS

May, 1989	Award for Excellence in Architecture in the 1988 Boston Export Awards
June, 1985	First Prize, International Competition for 1988 Seoul Olympic Athletes and Reporters Village
October, 1984	Presidential Design Achievement Award, National Endowment for the Arts: In Recognition of Excellence in Design for the Government of the United States of America
May, 1983	The Charles G. Hilgenhurst Medal, Award for Excellence in Architecture in the 1983 Boston Exports
January, 1981	Progressive Architecture Awards, Citation for the Design of the Jordan Pond House, Acadia National Park, Mount Desert, Maine
April, 1975	A Winner, Roosevelt Island Housing Competition, National Competition Sponsored by New York State Urban Development Corporation
January, 1973	First Prize: Manchester Street Park Competition, National Urban Design Competition Sponsored by the Urban Renewal Authority of Pittsburgh, Pennsylvania

TEACHING

1989	Director, Housing Prototype Design Program. School of Architecture and Planning, Massachusetts Institute of Technology
1980-1984	Design Critic in Architecture, Department of Architecture, School of Architecture and Planning, Massachusetts Institute of Technology
1979	Design Critic in Architecture, Harvard Graduate School of Design

1975-1978	Associate Professor, Department of Architecture, School of Architecture and Planning, Massachusetts Institute of Technology

FELLOWSHIPS

1969	The JDR 3rd Fund Travelling Fellowship
1968	The JDR 3rd Fund Fellowship
1968	William Kinne Travelling Fellowship, Columbia University
1967	Hawkins Fellowship, Columbia University
1967	The Asia Foundation Travelling Fellowship

WORKS PUBLISHED

1989	Harvard Faculty Townhouses, The Boston Globe, September 19, 1989
1988	Seoul Olympic Athlete's and Reporter's Village, Architectural Record, November, 1985 and September, 1988 Progressive Architecture, October, 1988 Abitare, April, 1989 Washington Post, September 17, 1988 Architectural Plus, September, 1988 The Boston Globe, July 2, 1985, February 26, 1988, September 20, 1988 USA Today, June 17, 1988 Sports Inc., August, 1988 National Development, June, 1988
1987	Exhibition: "The Experimental Tradition: Twenty-five Years of American Architecture Competitions" by the Architectural League of New York
1985	Exhibition: At the Bank of Boston and Graduate School of Design "Establishing a Threshold: Twelve Architectural Practices in Boston Catalogue Published by Harvard University Graduate School of Design
1981	Jordan Pond House, Progressive Architecture, January, 1981

1977	"Wheeler Hill, framework for a residential development," Space, August, 1977
1975-1976	The Roosevelt Island Housing Competition, Progressive Architecture, July, 1975. The New York Times, June, 1975. AIA Journal, July, 1985, Architectural Record, July, 1975. Contro Spazio, February, 1976, Toshichutaku, March, 1976
1973	Manchester Street Park Competition, New England Architecture, May, 1973, Space, April, 1973

MEMBERSHIPS

Member of Advisory Board
EAST ASIAN ARCHITECTURE AND PLANNING PROGRAM,
Massachusetts Institute of Technology

Member of Advisory Board
WHANKI FOUNDATION

SCHEDULE OF PUBLIC PROJECTS

Project Name Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
FEDERAL						
Hull Renovations Department of the Navy, NETC Newport, RI	Full Architectural Services	Completed 1984	$16,000	$200,000	John Williams	Multiple Clients
Replace Bowling Lanes Department of the Navy, NETC Newport, RI	Full Architectrual Services	Completed 1983	$ 9,000	$120.000	John Williams	Multiple Clients
Day Care Center Department of the Navy, NETC Newport, RI	Full Architectural Services	Completed 1984	$15,000	$170,000	John Williams	Multiple Clients
Repair Roof, Building #149 Department of the Navy, NETC Newport, RI	Full Architectural Services	Completed 1983	$ 7,000	$160,000	John Williams	Multiple Clients
Jordan Pond House & Visitor Center Site Work Acadia National Park, ME	Full Landscape Architectural Services	Completed 1982	$20,000	$500,000	John Williams	Nancy Nelson (617)223-2296 Assistant to the Director
Various Renovations U.S. Postal Service Statewide Massachusetts & Rhode Island	Full Architectural Services	Completed 1988	$100,000	$500,000 (estimated)	Dennis Carlberg	Multiple Clients

Project Name Owner STATE	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
Utilities Farm Boiler Plant Re-Use Study University of Massachusetts Amherst, MA (HJD), Commonwealth of Mass.	Feasibility Study	Completed 1982	$25,000	$2,200,000	John Williams	DCPO Patrick Lynch (617)727-5481 Proj. Manager
Repairs & Renovations Somerville Armory Somerville, MA (HJD), Commonwealth of Mass.	Full Landscape Services	Completed 1983	$10,500	$70,000	John Williams	DCPO Patrick Lynch
Alternative Model Community Residences Statewide (HJD), Commonwealth of Mass.	Full Architectural Services	Completed 1988	$198,000	$2,500,000	John Williams	Robert San Clemente (617)727-4043 Proj. Manager
Mixed Housing (34 units) Elderly, Congregate & Family Hanover Housing Authority Hanover, MA (HHA))	Full Architectural Services	Completed 1989	$126,700	$3,250,000	Samuel Isenstadt	James McSherry (617)885-4314 Exec. Director
Family Housing (12 units) Ayer Housing Authority Ayer, MA (HHA))	Full Architectural Services	Completed 1989	$77,400	$1,700,000	Stephen Bolser	Kenneth Martin (617)772-2771 Exec. Director

Project Name Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
STATE (continued)						
Intermediate Care Facility Middleborough Housing Auth. Middleborough, MA (DDD) 689)	Full Architectural Services	Completed 1988	$40,000	$450,000	Samuel Isenstadt	Roger Parent (617)947-0780 Exec. Director
MUNICIPAL						
Central School Renovations Redevelopment Board Town of Arlington Arlington, MA	Full Architectural Services	Completed 1986	$140,000	$2,500,000	John Williams	Alan McClennen (617)646-1000 Director of Planning
Millbrook Drive Town of Arlington Arlington, MA	Full Architectural	Completed 1984	$15,000	$500,000	John Williams	Alan McClennen
Storage Shed/Garage Raynham Housing Authority Raynham, MA	Full Architectural Services	Completed 1984	$3,500	$25,000	John Williams	Anne Bradley (617)824-9404 Director
Renovations Town Hall Town of Amherst Amherst, MA	Full Architectrual Services	Contract Documents	$20,000	$450,000	Harriet Chu	Michael Letcher (413)253-9708 Ass.Town Manager
Associates Block Town of Arlington Arlington, MA	Landscape Architectural Services	Completed 1983	$7,500	$50,000	John Williams	Alan McClennen (617)646-1000

SCHEDULE OF PUBLIC PROJECTS

Project Name & Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
MUNICIPAL (continued)						
Central School Feasibility Study Town of Arlington Arlington, MA	Feasibility Study	Completed 1982	$10,000	$1,500,000	Kyu Sung Woo	Alan McClennen (617)646-1000
Hillbrook Urban Design Study Town of Arlington Arlington, MA	Feasibility Study	Completed 1982	$6,000	$500,000	John Williams	Alan McClennen
Neighborhood Development & Deployment Agency Various Projects City of Boston Boston, MA	Full Architectural Services	Design Completed 1986	$60,000	$500,000	John Williams	Lance Bailey (617)720-4300
Olympic Athlete's & Reporter's Village 5,700 units of housing with 350,000 SF of commercial space Seoul, Korea	Full Architectural Services	Completed June, 1988	$1,200,000	$800,000,000	Kyu Sung Woo	City of Seoul
Sports Stadiums Baseball, Soccer Multi purpose City of Seoul	Architectural Design	Under Construction	$70,000	$20,000,000	Kyu Sung Woo	City of Seoul

SCHEDULE OF PUBLIC PROJECTS

Project Name Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
MUNICIPAL (continued)						
Arlington Storefront Studies Town of Arlington Arlington, MA	Design Services	On-going	$25,000	$600,000	Kyu Sung Woo	Alan McClennen
Boulevard Park Phases I through IV City of Columbia Columbia, SC	Urban Design & Landscape Architectural Services	Completed 1983	$50,000	$2,000,000	Kyu Sung Woo	Kirk Finlay, Jr. (803)779-3080 former Mayor
College Place Phases I, II, & III City of Columbia Columbia, SC	Urban Design & Landscape Architectrual Services	Completed 1983	$40,000	$1,000,000	Kyu Sung Woo	Kirk Finlay, Jr.
Wheeler Hill City of Columbia Columbia, SC	Design Services	Completed 1980	$60,000	$1,000,000	Kyu Sung Woo	Kirk Finlay, Jr.

SCHEDULE OF NON-PUBLIC PROJECTS

Project Name & Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
Lakeside Apartments Harbinson Development Corp. Columbia, SC	Design	Completed 1981	$40,000	$3,500,000	Kyu Sung Woo	Oswald Nagler (803)871-6777
New Offices & Printing Plant North Shore Weeklies Ipswich, MA	Full Architectural Services	Completed 1983	$35,000	$500,000	Kyu Sung Woo	William Wasserman (617)356-5141
New Offices Massachusetts Continuing Legal Education 44 School Street Boston, MA	Full Architectural Services	Completed 1986	$50,000	$500,000	John Williams	Jack Reilly (617)720-3606
Harbinson New Town Harbinson Development Corp. Columbia, SC	Planning Study	On-going	N/A	N/A	Kyu Sung Woo	Oswald Nagler (803)781-6777
100 Trowbridge The Trowbridge Associates Limited Partnership Cambridge, MA	Full Architectural Services	Completed 1980	$60,000	$500,000	John Williams	William Harris (617)429-2229
Jordan Pond House & Visitor Center Island Foundation Mount Desert, ME	Full Architectural Services	Completed 1982	$140,000	$1,000,000	John Williams	Nancy Nelson

SCHEDULE OF NON-PUBLIC PROJECTS

Project Name & Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
Roosevelt Island Housing Competition New State Urban Dev. Corp. New York, NY	Competition Design	Competition Winner	N/A	N/A	Kyu Sung Woo	N/A
Manchester Street Park Design Competition Urban Redevelopment Activity Pittsburgh, PA	Competition Design	First Prize	N/A	N/A	Kyu Sung Woo	N/A
New Offices/Oxfam America 115 Broadway Boston, MA	Full Architectural Services	Completed 1981	$35,000	$350,000	Kyu Sung Woo	Bradford Merritt (617)482-1211
New Entrance Lobby Renov. Harvard Univ. Science Center Harvard Planning Office Cambridge, MA	Full Architectural Services	Completed 1982	$10,000	$100,000	John Williams	Maria Rupp (617)495-5109
Indian Motocycle Building Indian Motocyle Associates 111 E. Columbus Avenue #3 Springfield, MA 01105	Full Architectural Services	Completed 1988	$250,000	$15,000,000	John Williams	Samuel Carradine (413)739-7327
The Summit at Four Seasons Lyndia, NH	Design	Phased Construction	$25,000	$5,000,000 (Phase I)	John Williams	Daniel Kinney (603)437-8888

SCHEDULE OF NON PUBLIC PROJECTS

Project Name / Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
Family Housing (18 units) Coalition for a Better Acre Lowell, MA	Full Architectural Services	Completed 1987	$50,000	$1,000,000	John Williams	Louise Costello (617)452-7523
Treadwridge Court Treadwridge Street Cambridge, MA	Full Architectural Services	Completed 1986	$50,000	$1,000,000	Stephen Baker	Andrew Vitvitsky (617)868-1356
46 Church Street New Offices Boston, MA	Full Architectural Services	Completed 1986	$40,000	$1,500,000	Harriet Chu	Pio Lombardo (617)542-5557
Harvard Faculty Townhouses (22 units) Harvard Univ. Cambridge, MA	Full Architectural Services	Completed 1989	$180,000	$4,000,000	John Williams	David Zawinski (617)495-5844
Windy Crossing Condominiums 12 Story renovation and new construction (120 units) Haverhill, MA	Full Architectural Services	Completed 1989	$210,000	$10,000,000	John Williams	J. Timothy Anderson (617)876-0817

SCHEDULE OF NON PUBLIC PROJECTS

Project Name / Owner	Type of Contract	Current Status	Fee	Const. Cost	Principal/ Job Captain	Reference
Derwent Towers Condominiums High rise tower, mixed-use parking (220 units) Boston, MA	Full Architectural Services	Feasibility Study	$500,000	$40,000,000	John Williams	Andrew Oldwen (617)491-2832
Chinatown Housing 120 units Affordable housing Boston, MA	Full Architectural Services	Design	$850,000	$18,000,000	Kyu Sung Woo	Regina Lee A C D C (617)482-2380
Munki Museum Seoul, Korea	Full Architectural Services	Design	$200,000	$2,000,000	Kyu Sung Woo	N/A
Headquarters Greater Media Cablevision Worcester, MA	Full Architectural Services	Construction	$110,000	$1,700,000	Dennis Carlberg	John Bordes (508)791-6267
21 Broadway Arlington, MA Office building	Full Architectural Services	Construction	$98,000	$1,000,000	Harriet Chu	Joseph Tulisieri (617)492-6800
Intermediate Care Facility Worcester Housing Authority Worcester, MA (11-1-689)	Full Architectural Services	Construction	$53,000	$420,000	Harriet Chu	David Lombardi

LEGAL COUNSEL

GOODWIN, PROCTOR & HOAR

GOODWIN, PROCTER & HOAR
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1987 FIRM RESUME

The firm celebrated its 75th anniversary this year. In honor of this occasion the partners of Goodwin, Procter & Hoar established a $1 million dollar endowment entitled SEED (Support for Early Educational Development.) The money from this endowment will be used to develop educational and support programs in Boston's elementary schools. This is an unprecedented contribution by a professional firm and reaffirms Goodwin, Procter & Hoar's sense of civic responsibility and commitment to the City of Boston.

The firm was founded in 1912 by Robert E. Goodwin and Joseph O. Procter. Samuel Hoar, father of the partner of the same name, joined the firm in 1917. Among the early partners of the firm were Fred T. Field, who became Chief Justice of the Massachusetts Supreme Judicial Court, and Arthur A. Ballantine, who later founded the firm bearing his name in New York. With Justice Field's departure in 1928, the firm assumed its present name.

The firm has grown to become one of the largest in Boston. Including the class of 1987, the firm has 70 partners and 156 associates. The firm's growth in the last few years has been substantial. The average age of the partners is 43, and a high percentage of the partnership has been elected in recent years.

The firm includes among its attorneys a number of leading members of the bar, former and current law school teachers, former assistant United States Attorneys and special prosecutors, bar association officers and section heads, members of municipal bodies, and officers of Boston's leading civic and charitable institutions. Two of the federal district court judges in Massachusetts were previously partners in the firm.

THE FIRM'S PRACTICE

Goodwin, Procter & Hoar is engaged in a broad general practice. Its areas of specialization include:

Corporate - Goodwin, Procter & Hoar's corporate and business practice encompasses virtually every aspect of corporate, commercial and financial law. The firm represents small, medium and large companies, including those in the Fortune 500, in numerous industries including some of New England and the nation's leading high technology and industrial firms. Clients include those listed on the New York and American Stock Exchanges, other publicly held firms whose securities are traded in the over-the-counter market and privately held firms ranging from the small start-up companies to major family owned enterprises. Goodwin, Procter & Hoar also represents brokerage firms, leading national and international venture capital firms, hospitals and other health care providers, educational institutions, municipal governments, federal agencies, charitable and civic organizations, individuals, and small businesses.

The general corporate and business work of the firm ranges from organizing corporations, private placements and other financings, public securities offerings (representing issuers and underwriters), and corporate reorganizations. The firm has been active in the merger and acquisition field, servicing clients in the negotiation and carrying out of conventional corporate acquisitions, in the area of leveraged buy-outs and in the representation of both suitors and targets in so-called "hostile" situations. Our work also includes significant involvement in the bankruptcy and creditors rights area.

Members of the corporate department have an active national practice in the mutual funds industry, representing a number of managers of mutual funds as well as the independent directors of other mutual funds. The firm is also recognized as a leader in the field of Real Estate Investment Trusts.

The firm has developed a broad practice covering all aspects of the financial services industry, one of the fastest growing sectors of the national economy. The practice includes representation of major commercial and thrift banks, both foreign and domestic. The firm also represents clients in commercial and mortgage lending transactions, Euro-Dollar and off-shore financings, tax advantaged investments and tax exempt financings, and brokerage and investment banking activities.

The corporate department has formed an inter-disciplinary Financial Services Group in recognition of the fact that our clients' problems cross traditional specialty boundaries. This group meets on a monthly basis and contains members of the firm's corporate, litigation, real estate and tax departments.

The firm's Health Care Group is based in the corporate department, although attorneys from other specialties are involved regularly in this practice. The practice encompasses representation of traditional health care providers, such as hospitals, clinics, physician groups and home health agencies, as well as other clients affected by health care regulation such as real estate developers involved in health care projects and medical high technology companies. The Health Care Group has special expertise in managed care and an active health maintenance organization practice. The group's attorneys are also frequently involved in proceedings before the Department of Public Health and other regulatory bodies, and in public negotiations over regulatory and legislative proposals.

Litigation - The firm's litigation practice includes representation of New England-based clients in litigation throughout the United States, as well as representation of many national corporations in courts throughout New England and elsewhere. The litigation practice is primarily civil in nature but includes an increasing representation in criminal matters. The practice involves trial and appellate work before state and federal courts, counseling clients in antitrust and SEC matters, and representation in arbitration and administrative proceedings. The firm's litigation practice includes securities, antitrust, products liability, constitutional law, environmental law, civil rights, tender offers, construction disputes, contracts, real estate development disputes, municipal law, intellectual property law, administrative law, entertainment law, and native American land claims practice.

Our litigation practice is extremely diverse. For example, the firm is involved in defense of major Indian landclaims which involve ancient claims to millions of acres of land in New York and Massachusetts. These cases turn on interpretation of the Articles of Confederation and on enactments of the first Congress, and involve such issues as the political question doctrine and implied private rights of action. One of these cases was recently before the United States Supreme Court. The firm handles First Amendment cases for a newspaper chain, and has had litigation involving freedom of research, has represented the City of Gloucester in a zoning and First Amendment case against the Unification Church, has represented the Secretary of State of the Commonwealth of Massachusetts in litigation concerning a state Democratic Party rule restricting ballot access in primary elections, and has been actively involved in the Boston School Desegregation case for nearly a decade.

In the past year the firm has been involved in litigation under the federal Clean Water Act and the federal Superfund statute. We are representing several municipalities as special town counsel in Section 1983 actions, and are engaged in litigation involving zoning and constitutional questions on behalf of the National Trust for Historic Preservation and the Historic District Commission of Nantucket. We are representing a major record company in litigation defending the right of a highly successful rock group to continue to use its name. We have also recently been involved assisting attorneys and public interest litigating groups who have been successful in civil rights litigation in fee application disputes, and have represented other lawyers in disciplinary proceedings and Rule 11 proceedings.

The firm has been involved in a number of hostile takeover cases; in the last year, our corporate litigation has included a proxy fight, representation of a Special Litigation Committee of a major Southern utility, and civil RICO litigation. The firm has been extensively involved in product liability test cases in several states dealing with issues of "market share" and related novel theories of liability. We have recently represented several corporate clients or their employees in grand jury proceedings.

Real Estate - The firm's real estate practice is among the largest, most diverse and most sophisticated in Boston. The department, which now consists of more than 30 lawyers, is

active in all aspects of commercial real estate but is principally involved in the areas of development, institutional financing, joint ventures, syndications, historic preservation, land use and environmental matters. In our representation of developers, investors and financial institutions, we have been involved in many of the largest commercial real estate transactions in the United States. For example, in the Boston area, we have acted as counsel for the developers of Copley Place, the Charlestown Navy Yard and the Draper Laboratories Complex, as construction lender's counsel for Exchange Place and the Four Seasons Hotel, and as underwriter's counsel in the Marriott Long Wharf syndication. Other significant Boston development work now under way includes BOSCOM's rehabilitation of Commonwealth Pier, the proposed redevelopment of Columbia Point Housing Development and a major new office building at One Memorial Drive in Cambridge. In addition, we have worked on many major lending transactions and equity participation loans for a number of insurance companies, commercial banks and thrift institutions. Over the last several years, we have developed a special expertise in the area of creative financing and investment by pension funds and other exempt organizations. Recent examples include a $90 million participating loan for property on Park Avenue in New York, a $99 million participating loan and joint venture for the development of a regional shopping center in Maryland and a $100 million convertible debenture investment in Phoenix, Arizona.

Environmental Law - The firm's environmental practice is unique in Boston and has included considerable public interest work as well as a wide range of both litigation and administrative practice. Its public interest work has included the Georges Bank offshore drilling litigation, representation of herbicide spray victims, litigation which halted the construction of I-93 through Franconia Notch, New Hampshire, and litigation against state and federal agencies for pollution of Boston Harbor, as well as counseling on acid rain litigation and on Superfund and victims' compensation legislation. Our environmental work for firm clients has included substantial amounts of counseling as well as practice before both courts and administrative agencies. In addition to real estate related matters on both local projects and facilities throughout the United States, the department has engaged in extensive work on air and water pollution and hazardous waste. It has also been in the forefront on right-to-know legislation, environmental liability insurance, environmental audits, and protection of confidential business information given to

environmental agencies. The firm has played a leading role in the first federal "Superfund" trial.

Labor - Our labor law practice is oriented principally towards the representation of management. The firm's labor lawyers are engaged in all aspects of employer-employee relations, including practice before the National Labor Relations Board, collective bargaining negotiations, arbitration of employer-employee disputes, advice regarding employee relations and policies, employment discrimination matters, compliance with the Fair Labor Standards Act, advice regarding wrongful termination and other litigation related to labor relations, and counseling concerning the Occupational Safety and Health Act. In labor matters, the firm represents enterprises of various sizes including manufacturing, high technology, retailing, warehousing and transportation, banking, health care, construction and real estate management, higher education, the arts, and various trade associations. In the employment discrimination area, representation of clients includes a considerable amount of counseling, as well as practice in the federal and state courts and before federal and state anti-discrimination agencies.

Taxation - The firm's tax practice is sophisticated and transactional in its orientation, reflecting in part the strengths of the other practice areas of the firm, such as corporate and real estate, in attracting and handling major commercial transactions for clients. In the general corporate and international tax areas, the tax department assists in structuring a variety of transactions such as mergers and acquisitions, leveraged buy-outs, liquidations, redemptions, international financings, the creation of offshore mutual funds and "in-bound" and "out-bound" investments for foreign investors doing business in the United States and U.S. companies doing business overseas. In the real estate area, the tax department is actively involved in structuring real estate transactions, including syndications, representing real estate investment trusts and handling a variety of tax problems for real estate developers. The tax department is also involved in the structuring of creative equity participation financing for real estate by tax exempt organizations, equipment leasing, research and development financing, cable television and other financings and syndications in the communications area, tax issues relating to mutual funds and others in the financial services industry, and planning for high-tech start-ups and venture capital funds.

The tax department also is experienced in tax dispute resolution at the administrative level of the Internal Revenue Service and the Massachusetts Department of Revenue, in federal and Massachusetts tax litigation and in handling ruling requests and other regulatory matters before the Internal Revenue Service and the Massachusetts Department of Revenue. In addition to representing the firm's corporate and real estate clients, the tax department frequently represents clients who have approached the department specifically for assistance with tax matters.

Employee Benefits - The practice of the firm's employee benefits department is among the most varied in New England. In addition to the traditional practice involving pension and benefit planning for corporate clients, the department is deeply involved with pension investment issues on behalf of the firm's financial services clients. The firm also has one of the leading multi-employer plan practices in the country. Members of the department work closely with the corporate department in the merger and acquisition practice, and with the litigation and labor departments in pension and benefit disputes. Two of the department's partners have served as chairmen of ABA Section committees on employee benefits, one is currently co-chairman of the Massachusetts Bar Association's Labor Section Committee on Employee Benefits, and one is currently co-chairman of the Boston Bar Association's Tax Section ERISA Committee.

Estate Planning & Administration - Our estate planning practice is an active and varied one. It involves all aspects of lifetime estate tax and income tax planning and the settlement of estates. The firm's work in this area encompasses complex estate planning and administration, gift and income tax analysis and litigation arising in connection with estate and trust matters. Individual lawyers in the office, moreover, often serve as executors and trustees.

PROFESSIONAL ACTIVITIES & PUBLIC INTEREST WORK

Attorneys at GP&H are currently involved in a wide variety of pro bono activities. Individual attorneys often accept referrals from the federal court and from such organizations as Greater Boston Legal Services, the Volunteer Lawyers Project of the Boston Bar Association, the Conservation Law Foundation,

and the Lawyer's Committee for Civil Rights. Activities in recent years have included an employment discrimination class action against a local VA hospital, a variety of landlord-tenant matters, suits on behalf of inmates at several Massachusetts prisons challenging various aspects of their confinement, a successful effort to obtain a commutation for a prison inmate serving a life sentence, and advice to a major environmental organization regarding farmland preservation, wetlands protection and disposal of low-level radioactive waste.

In the spring of 1982, GP&H became the first Boston law firm to undertake death row representation since the U.S. Supreme Court's decision in 1976 upholding certain death penalty statutes. At the request of the Legal Defense & Educational Fund, Inc., the firm undertook representation of one of the more than 200 prisoners sentenced to death in Florida. In connection with this representation, lawyers at GP&H have, among other things, appeared before Florida Governor Graham and his Cabinet in a Clemency Appeal proceeding, have tried a state post-conviction relief proceeding before the Hillsborough County Circuit Court in Tampa, and have appeared before the Florida Supreme Court. The firm also recently submitted to the Massachusetts Supreme Judicial Court on behalf of the Boston Bar Association an amicus curiae brief in connection with a successful challenge to the constitutionality of the Massachusetts death penalty statute.

The firm encourages all attorneys to participate in professional organizations and programs in their areas of practice. Attorneys from GP&H have chaired various ABA sections or committees. One attorney has been President of the Massachusetts Black Lawyers Association; one has recently been and another now is President of the Asian-American Lawyers Association of Massachusetts; another attorney has served as President of the Greater Boston Chamber of Commerce. Lawyers from the firm teach regularly in local law and business schools and in continuing legal education programs.

R.W. Granger & Sons, Inc.

Construction

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DIRECTORY OF KEY PERSONNEL

PRINCIPALS

Robert W. Granger, Jr. - President

Mr. Robert Granger is one of the founding principals of the company. He is responsible for corporate planning, financial coordination, marketing, and bank and legal relations. Mr. Granger earned a BS degree in Civil Engineering from Cornell University and an MBA from Boston College.

Stephen J. Granger - Vice President & General Manager

Mr. Stephen Granger is one of the Company's founders and is Vice President and General Manager. He is in charge of all field operations. Mr. Granger is a graduate of Boston University where he earned a BS degree in Business Administration.

Emil J. Boudreau - Vice President, Project Management

Mr. Emil Boudreau joined Granger in 1977 and has held a number of senior positions with the firm since that time. He manages the firm's project management staff. With over twenty-seven years of experience in the construction industry, he brings expertise in both design work and project management to the firm.

J.R. Nester - Vice President, Construction Executive

Since joining Granger early in 1984, Mr. J.R. Nester has held a number of positions with the firm, including General Manager of our Portland, Maine office for five years. He has recently returned to the Shrewsbury office where he heads a new team of Project Managers. Mr. Nester attended Missouri Western College and the University of Missouri and earned a BS degree in Civil Engineering and Construction Management.

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PROJECT MANAGERS

John W. Ferguson

Mr. Jack Ferguson has been a Project Manager for over fifteen years. His past experience has included both renovation and new construction of hospitals and managing projects ranging up to $18 million. Since joining R.W. Granger, Mr. Ferguson has completed a 2,064 car garage, a residential condominium project, and a systems building renovation project for Raytheon. He is currently working on the central parking garage project at the Marine Industrial Park in Boston and an athletic and convocation center for the Western Connecticut State University. Mr. Ferguson received a BS degree from Villanova University and took courses at Princeton University's School of Architecture.

Charles R. Stone

Mr. Chuck Stone has been involved in the construction industry for over twenty years. His experience at R.W. Granger has included completing large projects for Babson College, the University of Lowell, a $28 million retirement community and two hotels for the Marriott Corporation. He is currently working on a minimum security prison project in Somers, Connecticut and a new middle school in Stafford, Connecticut. Mr. Stone received an Associates degree in Civil Engineering from Wentworth Institute of Technology.

Gerald D. Parker

Mr. Gerry Parker brings over thirty years experience in construction and twenty years experience as a Project Manager to the firm. Mr. Parker has had much experience with housing (public and private), elderly housing and care facilities, and office buildings. He is currently working on a surgical center addition for Salem Hospital and recently completed a hotel for Marriott in Connecticut and a dormitory project for Worcester State College. He holds a BS degree in Civil Engineering from Indiana Institute of Technology.

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Anthony J. Frost

Mr. Tony Frost has worked in the construction industry for over ten years. Since joining the firm he has completed a parking facility, a 30,000 square foot office building, an addition and alteration project on a police headquarters, improvements to a county jail and a hotel for Marriott. Mr. Frost is currently working on the addition of a patient floor to Leominster Hospital in Leominster, Massachusetts and a new elementary education complex in Mansfield, Massachusetts. He has substantial experience with large projects and he holds a BS degree from the University of Vermont.

Michael J. Beaton

Mr. Michael Beaton has recently joined the firm and brings eight years experience on a variety of large commercial and educational projects. He is currently a project manager on the transportation complex for the State of Connecticut in Newington, Connecticut and a new elementary school in Orange, Massachusetts. Mr. Beaton holds a BS degree from Southern Massachusetts University and an MBA from Northeastern University. He also holds an ABC Builders License in Boston.

Michael Moise

Mr. Mike Moise recently joined the firm and brings over six years of experience in new construction and historical renovation projects. He has been involved with office, residential, laboratory and retail projects. He is currently working on the Cargo Building project at Logan Airport in Boston. Mr. Moise graduated from Wentworth Institute of Technology with a B.S. in Architectural Engineering Technology.

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ASSISTANT PROJECT MANAGERS

Russell E. Hoogasian

Mr. Russ Hoogasian has had over twelve years of experience in all aspects of construction contract administration. He has had vast experience on various building types. Mr. Hoogasian has a BS degree in Architecture from the Catholic University of America and has taken courses in Civil Engineering at Worcester Polytechnic Institute.

Michael R. Dame

Mr. Mike Dame worked for R.W. Granger while attending college in a number of positions including Field Supervisor, Estimating, and Purchasing. He has been an Assistant Project Manager since graduation. Mr. Dame received a BS degree in Civil Engineering in 1988 from the Central New England College of Technology.

Robert W. Grzyb

Since joining R.W. Granger, Mr. Bob Grzyb has held positions in Estimating and as a Field Engineer. Now a full-time Assistant Project Manager, Mr. Grzyb received his BS in Civil Engineering from Worcester Polytechnic Institute in 1987.

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ESTIMATING

Weld S. Morse - Vice President, Estimating

Mr. Weld Morse is head of our estimating department and one of our longest tenured employees having joined the firm in 1978. He has extensive experience in pricing and bidding both lump sum work and construction management projects, and has substantial experience in value engineering. Mr. Morse is a graduate of Southeastern Massachusetts University with a BS degree in Construction Engineering.

David C. Adams

Mr. David Adams is a senior estimator and has been with the firm for over nine years with six of those years in estimating. He has held a number of positions in estimating and in the field. Mr. Adams has experience in all aspects of estimating including conceptual estimates and hard bids. He earned an Associates degree in Construction Technology from Worcester Industrial Technical Institute.

James A. Formisano

Prior to joining R.W. Granger Mr. Jim Formisano worked in Estimating and Project Management for two Design/Build firms in Rhode Island. He received a BA in English from Hobart College.

Rebecca L. Cummings

Ms. Becky Cummings recently joined the firm as an Estimator. Previously, she held positions with firms in Rhode Island and Connecticut. Ms. Cummings received an Associates Degree in Business Management from Roger Williams College and a BS Degree in Business Management from Northeastern University.

James D. Wheeler

Mr. Jim Wheeler also recently joined the firm upon his graduation from Wentworth Institute of Technology. He received a BS Degree in Building Construction Technology. Through the work/study program at WIT he gained experience in engineering and estimating with several construction companies.

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

PURCHASING & CONTRACT ADMINISTRATION

David D. Calhoun - Purchasing Agent

Mr. David Calhoun, as Purchasing Manager for R.W. Granger, is in charge of soliciting bids and negotiating contracts. He began his career with the firm as a part-time employee while in high school and joined the firm full time after graduating from college. He is a graduate of Worcester Polytechnic Institute where he received a BS degree in Industrial Engineering.

Brent D. Arthaud - Assistant Purchasing Agent

Mr. Brent Arthaud joined R.W. Granger after graduating with a BS degree in Civil Engineering from the University of Missouri at Rolla in 1989. Mr. Arthaud was hired through R.W. Granger's Management Training Program. He worked in the Estimating Department prior to joining Purchasing.

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

ACCOUNTING

Eugene C. Seuss - Vice President of Finance

Mr. Gene Seuss has been with R.W. Granger since 1982. He was formerly a partner of Main Hurdman, KMG Certified Public Accountants. He is a graduate of Clark University with a BS/BA degree.

Daniel J. Kennedy - Controller

Mr. Dan Kennedy has been with R.W. Granger since 1979 and is presently the firm's Controller. Previously he was with Main Hurdman where he was a certified CPA in their Bank Auditing Department. He graduated from the University of Massachusetts and has a BS degree in Accounting.

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Shrewsbury, MA 01545
(508) 842-8961

RESIDENTIAL EXPERIENCE

Pilot Hill Grove
Stowe, Massachusetts
Owner/Developer: The Community Builders
Architect: Day and Ertman Architects
Completion: March, 1991

$4,500,000.00

60 Units of Apartments

The Community Builders
Boston, Massachusetts
Mr. Peter R. Munkenbeck
(617)695-9595

Day and Ertman
Waltham, Massachusetts
Mr. Gardner Ertman
(617)891-5200

* * * * *

100 Jersey Street
Boston, Massachusetts
Owner/Developer: The Copley Group

Architect: D'Agostine Izzo Quirk
Completion: January, 1990

$4,000,000.00

General Contract for
40-Apartment, 7 Story
Building

The Copley Group
Boston, Massachusetts
Mr. Norman Levinson
(617) 262-3930

* * * * *

Quail Run III
Woburn, Massachusetts
Owner/Developer: Unihab, Inc.

Architect: Unihab, Inc.
Completion: October, 1989

$4,500,000.00

Construction Management for
28 Units of Condominiums
and Outdoor Pool

Unihab, Inc.
Cambridge, Massachusetts
Mr. Jeff Baron
(617) 868-2700

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

RESIDENTIAL EXPERIENCE

2 Lafayette Place
Worcester, Massachusetts
Owner/Developer: Worcester Housing Authority
Architect: Johnson Olney Associates, Inc.
Completion: September, 1989

$4,800,000.00

General Contract for 54 Units of Elderly Housing

Worcester Housing Authority
Worcester, Massachusetts
Mr. Brian McQuade
(508) 798-4500

* * * * *

Southgate at Shrewsbury
Shrewsbury, Massachusetts
Owner/Developer: Southgate at Shrewsbury

$28,044,000.00

Construction Management of Continuing Care Retirement Community with Restaurant

Architect: Irwin A. Regent & Associates
Completion: July, 1989

Southgate at Shrewsbury, Inc.
Shrewsbury, Massachusetts
Mr. Donald Flanagan, President
(508) 842-8331

* * * * *

White Cliffs of Plymouth
Plymouth, Massachusetts
Owner/Developer: Capeside Associates

$32,000,000.00

Construction Management for 402 Units of Housing with Clubhouse & Restaurant

Architect: CSS Architects/Bergmeyer Assoc.
Completion: November, 1988

Capeside Associates
Plymouth, Massachusetts
Mr. James Griffin
(508) 888-7800

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

RESIDENTIAL EXPERIENCE

Schooner Cove Congregate Housing — $4,800,000.00
Damariscotta, Maine
Owner/Developer: Schooner Cove Cooperative — General Contract for 47 Units of Luxury Congregate Housing

Architect: John D. Morris II
Completion: August, 1988

Schooner Cove Cooperative
Damariscotta, Maine
Mr. Clarence LaLiberty
(207) 563-1234

* * * * *

Quail Run Phase I & II — $8,500,000.00
Woburn, Massachusetts
Owner/Developer: Unihab, Inc. — Construction Management for 61 Units - Condominiums

Architect: Unihab, Inc.
Completion: February, 1988

Unihab, Inc.
Cambridge, Massachusetts
Mr. Jeff Baron
(617) 868-2700

* * * * *

Seaport Landing Phase II — $8,100,000.00
Lynn, Massachusetts
Owner/Developer: Transcontinental Development Co. — Construction Management for 55 Luxury Condominium Units
Architect: Vitols Associates
Completion: September, 1987

Transcontinental Development Corp.
Boston, Massachusetts
Mr. Irwin Nebelkopf
(617) 523-1710

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

RESIDENTIAL EXPERIENCE

North High Gardens
Worcester, Massachusetts
Owner/Developer:

Architect: Vitols Associates
Completion: April, 1983

Transcontinental Development Corporation
Boston, Massachusetts
Mr. Irwin Nebelkopf
(617) 523-1710

$4,300,000.00

General Contract for
Condominium Apartments

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

CURRENT PROJECTS

Salem Hospital's SurgiCenter
Salem, Massachusetts
Owner/Developer: Salem Hospital

$3,560,000.00

General Contract for
Surgical Center Addition

Architect: Canon/Boston Inc.
Completion: April, 1992

Salem Hospital
Salem, Massachusetts
Mr. Michael Farnola
(508) 741-1200

Canon/Boston Inc.
Boston, Massachusetts
Mr. Robert Peterson
(617) 742-5440

* * * * *

Elementary Education Complex
Mansfield, Massachusetts
Owner/Developer: Town of Mansfield

$13,710,000.00

General Contract for New
Education Complex

Architect: HMFH Architects, Inc.
Completion: April, 1992

HMFH Architects, Inc.
Cambridge, Massachusetts
Mr. John Miller
(617) 492-2200

* * * * *

Fieldhouse and Athletic Fields
Danbury, Connecticut
Owner/Developer: Western Connecticut State
University

$10,856,000.00

General Contract for New
Athletic and Convocation
Center with Indoor Pool

Architect: Seelye Stevenson Value & Knecht
Engineers
Completion: March, 1992

Western Connecticut State University
Danbury, Connecticut
Mr. Thomas Carlone
(203) 731-2829

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

CURRENT PROJECTS

Stafford Middle School
Stafford, Connecticut
Owner/Developer: Town of Stafford

$8,276,000.00

General Contract for New School

Architect: Jeter Cook & Jepson Architects, Inc.
Completion: November, 1991

Jeter Cook & Jepson Architects, Inc.
Hartford, Connecticut
Mr. David Jepson
(203) 247-9226

* * * * *

Elementary School
Orange, Massachusetts
Owner/Developer: Town of Orange

$4,240,000.00

General Contract for New Construction

Architect: Sargent Webster Crenshaw & Folley
Completion: September, 1991

Town of Orange
Orange, Massachusetts
Mr. Keith Lyman
(508)544-2338

* * * * *

South Cargo Buildings, Logan Airport
Boston, Massachusetts
Owner/Developer: Mass Port Authority

$23,192,000.00

General Contract for Cargo Building

Architect: Fay Spofford & Thorndike Inc.
Completion: August, 1991

Mass Port Authority
Boston, Massachusetts
Mr. Michael Styger
(617) 973-5500

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

CURRENT PROJECTS

Transportation Complex
Newington, Connecticut
Owner/Developer: State of Connecticut
Public Works
Architect: Maguire Group
Completion: July, 1991

$4,824,000.00

General Contract for New
Transporation Complex

State of Connecticut Public Works
Hartford, Connecticut
Mr. William Cannon
(203) 566-2346

* * * * *

Minimum Security Correctional
Facility
Somers, Connecticut
Owner/Developer: State of Connecticut
Public Works
Architect: Stecker LaBau Arneill McManus
Architects Inc.
Completion: July, 1991

$8,520,000.00

General Contract for 300
Bed Minimum Security Prison

State of Connecticut Public Works
Hartford, Connecticut
Mr. William Cannon
(203) 566-2346

* * * * *

Sam's Wholesale Club
Scarborough, Maine
Owner/Developer: Wal-Mart Inc.

Architect: Brad L. Lechtenberger
Completion: June, 1991

$3,500,000.00

General Contract for New
Wholesale Store

Wal-Mart Inc.
Bentonville, Arkansas
Mr. Daniel Booher
(501) 273-4914

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

CURRENT PROJECTS

Central Parking Garage at the
Marine Industrial Park
Boston, Massachusetts
Owner/Developer: Economic Development and Industrial Corporation
Architect: Engineers Design Group, Inc.
Completion: June, 1991

$7,130,000.00

General Contract for 1,100 Car Parking Garage

Economic Development and Industrial Corporation
Boston, Massachusetts
Mr. Paul Osborn
(617) 725-3342

* * * * *

John Street Parking Garage
Lowell, Massachusetts
Owner/Developer: City of Lowell

Architect: Engineer's Design Group, Inc.
Completion: June, 1991

$8,298,000.00

General Contract for 1,147 Car Parking Garage

Engineer's Design Group, Inc.
Cambridge, Massachusetts
Mr. Tom Arthur
(617) 492-0100

* * * * *

Marriott Hotel
Rocky Hill, Connecticut
Owner/Developer: Marriott Corporation

Architect: Marriott Corporation
Completion: April, 1991

$11,572,000.00

General Contract for new 252-Room Full Service Hotel with Indoor Pool

Marriott Corporation
Washington, D.C.
Mr. Douglas Brodhead
(301)380-6350

* * * * *

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(508) 842-8961

CURRENT PROJECTS

Pilot Hill Grove — $4,120,000.00
Stowe, Massachusetts
Owner/Developer: The Community Builders — 60 Units of Apartments
Architect: Day and Ertman Architects
Completion: March, 1991

The Community Builders
Boston, Massachusetts
Mr. Peter R. Munkenbeck
(617)695-9595

Day and Ertman
Waltham, Massachusetts
Mr. Gardner Ertman
(617)891-5200

* * * * *

ATTACHMENT I

Developer's Financial Statement and Balance Sheet

ASIAN COMMUNITY DEVELOPMENT CORPORATION

FINANCIAL STATEMENTS

For the Six Months Ended June 30, 1990

ASIAN COMMUNITY DEVELOPMENT CORPORATION

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Statement of Functional Expenses 4

Statement of Changes in Financial Position 5

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RICHARD H. LEE, P.C.
Certified Public Accountant

TEL. (617) 482-7600
FAX (617) 482-7601

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Asian Community Development Corporation

I have audited the accompanying balance sheet of Asian Community Development Corporation as of June 30, 1990, and the related statements of support, revenue and expenses and changes in fund balance, functional expenses, and changes in financial position for the six months then ended. These financial statements are the responsibility of the Company's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Asian Community Development Corporation as of June 30, 1990, and the results of its operations and the changes in its financial position for the six months then ended in conformity with generally accepted accounting principles.

Richard H. Lee P.C.

November 14, 1990

ASIAN COMMUNITY DEVELOPMENT CORPORATION

BALANCE SHEET
June 30, 1990

ASSETS

	RESTRICTED			
	CEED	PARCEL B	GENERAL	TOTAL
Assets				
Cash	$ -	$ 1,424	$ 57,089	$ 58,513
Grant receivables	2,317	-	-	2,317
Due from other funds	-	11,480	2,317	*
Property and equipment, net (Note 2)	-	-	3,474	3,474
Projects under development (Note 3)	-	123,410	-	123,410
Security deposits	-	-	529	529
TOTAL ASSETS	$ 2,317	$ 136,314	$ 63,409	$ 188,243

LIABILITIES AND FUND BALANCES

Liabilities				
Accounts payable	$ -	$ -	$ 1,236	$ 1,236
Accrued expenses	-	63,946	112	64,058
Due to other funds	2,317	-	11,480	*
Notes payable (Note 3)	-	43,500	-	43,500
Total Liabilities	2,317	107,446	12,828	108,794
Fund Balances	-	28,868	50,581	79,449
TOTAL LIABILITIES AND FUND BALANCES	$ 2,317	$ 136,314	$ 63,409	$ 188,243

* Interfund borrowings eliminated in combination

See accompanying notes to the financial statements.

ASIAN COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF SUPPORT, REVENUE AND EXPENSES
AND CHANGES IN FUND BALANCE
For the six months ended June 30, 1990

	RESTRICTED			
	CEED	PARCEL B	GENERAL	TOTAL
SUPPORT AND REVENUE				
Grants	$ 10,168	$ 5,000	$ 28,000	$ 43,168
Membership dues	-	-	270	270
Interest income	-	-	1,887	1,887
Other	-	-	300	300
TOTAL SUPPORT AND REVENUE	10,168	5,000	30,457	45,625
EXPENSES				
Program Services:				
Parcel B	-	22,393	-	22,393
Other	3,647	-	2,432	6,079
Supporting Services:				
Management and general	4,392	-	2,927	7,319
Fundraising	2,129	-	1,416	3,545
TOTAL EXPENSES	10,168	22,393	6,775	39,336
EXCESS(DEFICIENCY) OF SUPPORT AND REVENUE OVER EXPENSES	-	(17,393)	23,682	6,289
OTHER CHANGES TO FUND BALANCES				
Operating transfers in(out)	-	22,384	(22,384)	-
FUND BALANCES, beginning	-	23,877	49,283	73,160
FUND BALANCES, ending	$ -	$ 28,868	$ 50,581	$ 79,449

See accompanying notes to the financial statements.

ASIAN COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF FUNCTIONAL EXPENSES
For the six months ended June 30, 1990

	PROGRAM SERVICES		SUPPORTING SERVICES		
	PARCEL B	OTHER	MGMT & GENERAL	FUND-RAISING	TOTAL
EXPENSES					
Salaries	$ 14,354	$ 3,588	$ 3,588	$ 2,392	$ 23,923
Employee benefits	276	69	69	46	460
Payroll taxes	1,083	271	271	181	1,805
Total Salaries and Related Expenses	15,713	3,928	3,928	2,619	26,188
Advertising	709	-	-	-	709
Dues and subscriptions	345	86	86	57	574
Insurance	400	-	-	-	400
Translation fees	-	760	-	-	760
Legal and professional	-	-	2,000	-	2,000
Miscellaneous	1,330	331	331	221	2,213
Office supplies	666	167	167	111	1,111
Postage	286	71	71	47	475
Printing	211	53	53	35	352
Rent	1,905	476	476	317	3,174
Telephone	506	127	127	84	844
Utilities	117	29	29	19	194
TOTAL EXPENSES BEFORE DEPRECIATION	22,188	6,028	7,268	3,510	38,994
Depreciation	205	51	51	35	342
TOTAL EXPENSES	$ 22,393	$ 6,079	$ 7,319	$ 3,545	$ 39,336

See accompanying notes to the financial statements.

ASIAN COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF CHANGES IN FINANCIAL POSITION
For the six months ended June 30, 1990

	RESTRICTED			
	CEED	PARCEL B	GENERAL	TOTAL
RESOURCES PROVIDED				
Excess(Deficiency) of support and revenue over expenses	$ -	$(17,393)	$ 23,682	$ 6,289
Add items not using resources:				
Depreciation	-	-	342	342
Resources provided from operations	-	(17,393)	24,024	6,631
Decrease in grant receivables	8,757	-	1,000	9,757
Decrease in due from other funds	-	-	8,757	8,757
Increase in accounts payable	-	-	33	33
Increase in due to other funds	-	-	4,000	4,000
Increase in notes payable	-	35,000	-	35,000
TOTAL RESOURCES PROVIDED	8,757	17,607	37,814	64,178
RESOURCES USED				
Increase in due from other funds	-	4,000	-	4,000
Increase in projects under development	-	6,146	-	6,146
Decrease in accrued expenses	-	28,854	937	29,791
Decrease in due to other funds	8,757	-	-	8,757
TOTAL RESOURCES USED	8,757	39,000	937	48,694
INTERFUND TRANSFERS	-	22,384	(22,384)	-
INCREASE(DECREASE) IN CASH	$ -	$ 991	$ 14,493	$ 15,484

See accompanying notes to the financial statements.

ASIAN COMMUNITY DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS
June 30, 1990

1) ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

Organization

Asian Community Development Corporation (ACDC) is a nonprofit corporation organized to promote the economic development and improve the social welfare of Asian American communities, primarily in the Greater Boston area.

Basis of Presentation

The financial statements have been prepared on an accrual basis and in conformity with the standards promulgated by the American Institute of Certified Public Accountants in its audit guide for voluntary health and welfare organizations.

Fund Accounting

In order to ensure observance of limitations and restrictions placed on the use of resources available to ACDC, the accounts are maintained in accordance with the principles of fund accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds established according to their nature and purpose. Separate accounts are maintained for each fund; however, in the accompanying financial statements, funds that have similar characteristics have been combined into fund groups.

Grants

Resources received under grants with Governmental Agencies are recorded as revenue in the appropriate fund when the related costs are incurred since these grants are on a cost-reimbursement basis. Grant receivables represent amounts due for expenditures incurred prior to year end. Deferred amounts represent cash received in advance of the related expenditures. All other grants are recorded as revenue when the grant is pledged or received.

Membership Dues

Membership dues are recognized as revenue when earned.

Functional Expenses

Expenses are charged to each program based on direct expenditures incurred. Any expenditures not directly chargeable are allocated to a program based on related salary expenses.

(1) **ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Property and Equipment

Property and equipment are stated at cost. Depreciation is computed on a straight line basis over the following estimated useful lives:

Furniture	7 years
Equipment	5 years

Income Taxes

ACDC is a qualified tax-exempt organization under Internal Revenue Code Section 501(c)(3) and, accordingly, no income tax provision is required.

(2) **PROPERTY AND EQUIPMENT**

At June 30, 1990, property and equipment consist of the following:

Furniture	$ 1,386
Equipment	2,430
	3,816
Less: Accumulated depreciation	(342)
Property and equipment, net	$ 3,474

(3) **PROJECTS UNDER DEVELOPMENT**

In September 1988, ACDC received designation from Boston Redevelopment Authority (BRA) as real estate developers of a project known as "Parcel B". During fiscal year 1990, ACDC incurred costs in connection with the development of plans to finance, acquire and organize the development of these residential units. As of June 30, 1990, $ 123,410 of charges has been incurred for legal, architectural and other development costs. These costs have been reflected as Projects under development in the accompanying balance sheet at June 30, 1990.

The total estimated costs of the project, including carrying costs during construction, furnishings and fixtures, etc., are expected to be approximately $ 20,000,000.

PROJECTS UNDER DEVELOPMENT (continued)

Funding has been provided through various grants and notes payable to governmental agencies. As of June 30, 1990, notes payable consist of the following:

Community Economic Development Assistance Corporation
The maximum obligation under these interest-free note agreements is $ 157,500, and amounts borrowed are payable upon receipt of permanent loan financing. These notes are forgiven if the project is not completed. The balance of these notes payable at June 30, 1990 was $ 8,500.

Boston Redevelopment Authority
$ 35,000 note payable upon closing of permanent loan financing not to exceed 3 years (March 1993). Interest is stated at zero percent and no payment of principal is required during the term of the loan.

ATTACHMENT J

Evidence of Zoning Compliance

This site is presently zoned Residential Chinatown Planned Development Area which allows for residential usage with 175' maximum building height and FAR of 6.

Map Amendment Application No. 305
Boston Redevelopment Authority
Boston Proper: Chinatown District
Adopt Map 1G

MAP AMENDMENT NO. 244

EFFECTIVE
June 14, 1990†

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend "Map 1 Boston Proper," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as follows:

1. By adopting, as a supplement to said Map 1 and as a part of the Boston Zoning Code, in accordance with the provisions of Section 3-1, a map entitled "MAP 1G CHINATOWN DISTRICT (supplemental to 'Map 1 Boston Proper')," designating the boundaries of said downtown district and the boundaries of the subdistricts, protection areas, and overlay areas within said downtown district; such supplemental map to be dated with the effective date of this amendment.

2. By deleting from "Map 1 Boston Proper" all the zoning lines and designations within the outer boundary of the Chinatown District as established on said Map 1G, and by inserting on said Map 1 the outer boundary of the Chinatown District and within the boundary the following words:

   Chinatown District
   See Map 1G

3. By deleting the area of the Chinatown District from the Downtown Interim Planning Overlay District as established in Map Amendment No. 211.

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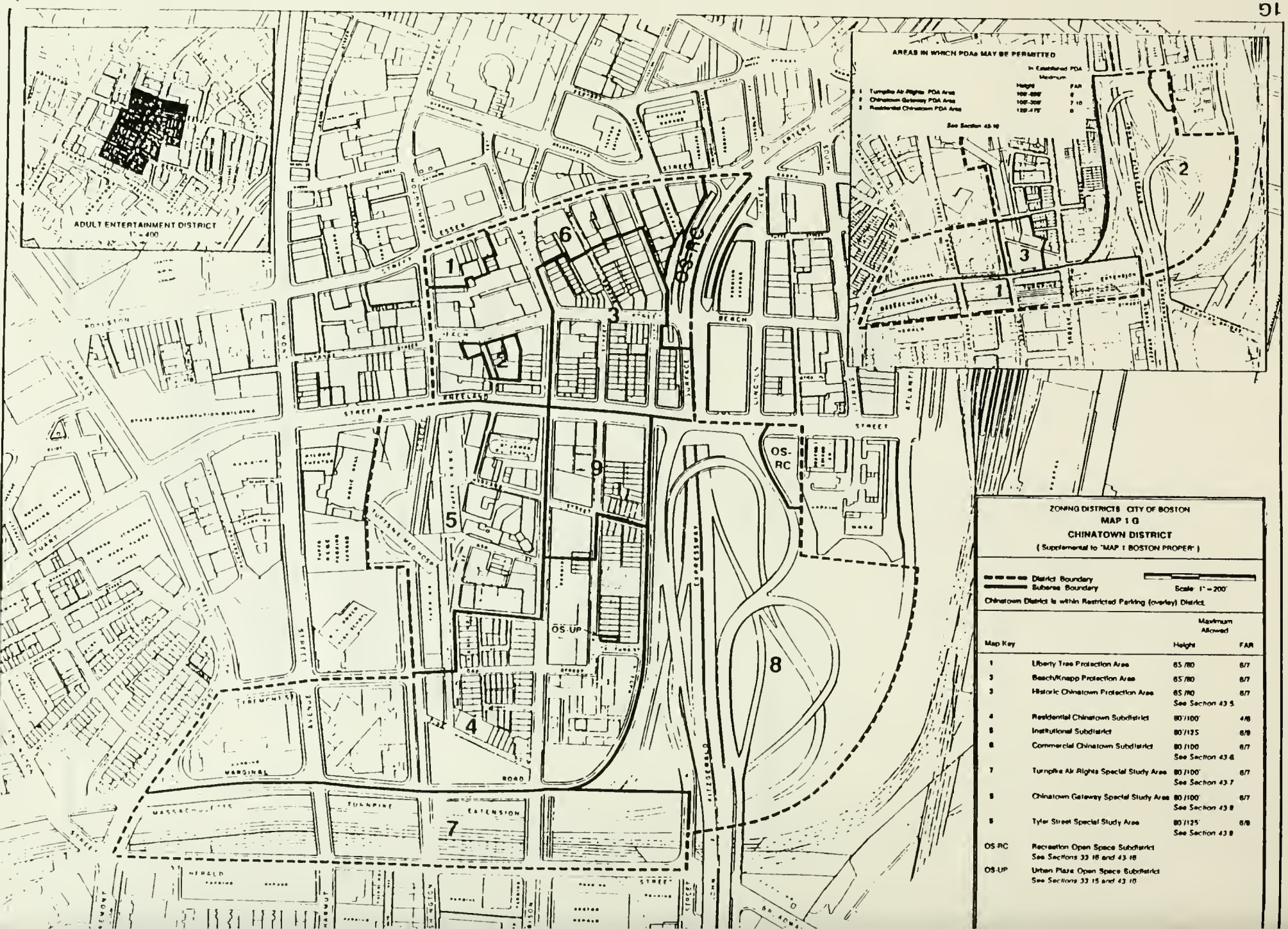
†Date of public notice: May 19, 1990 (see St. 1956, c. 665, s. 5).

NPZ1/27.RPT
061590/1



ZONING DISTRICTS CITY OF BOSTON

MAP 1 G

CHINATOWN DISTRICT

(Supplemental to "MAP 1 BOSTON PROPER")

District Boundary
Subarea Boundary

Scale 1" = 200'

Chinatown District is within Restricted Parking (overlay) District.

Map Key		Maximum Allowed Height	FAR
1	Liberty Tree Protection Area	65 /80	6/7
2	Beach/Knapp Protection Area	65 /80	6/7
3	Historic Chinatown Protection Area	65 /80 See Section 43 5	6/7
4	Residential Chinatown Subdistrict	80 /100'	4/8
5	Institutional Subdistrict	80 /125	6/8
6	Commercial Chinatown Subdistrict	80 /100 See Section 43 6	6/7
7	Turnpike Air Rights Special Study Area	80 /100' See Section 43 7	6/7
8	Chinatown Gateway Special Study Area	80 /100' See Section 43 8	6/7
9	Tyler Street Special Study Area	80 /125' See Section 43 9	6/8
OS-RC	Recreation Open Space Subdistrict See Sections 33 16 and 43 16		
OS-UP	Urban Plaza Open Space Subdistrict See Sections 33 15 and 43 15		

Map Amendment Application No. 305 Text Amendment No. 244

Richard B. Fowler
Chairman

Robert F. Mason
Vice Chairman

Edward J. Di Agostino

Robert Fowler

Ana Maria Teresa

Jean M. McGrath

Joseph M. Joyce

In Zoning Commission Adopted May 30, 1990

Attest: Marguerite Hedderich
Secretary

Map Amendment Application No. 305

Map Amendment No. 244

Raymond L. Flynn
Mayor, City of Boston

Date: June 14, 1990

The foregoing amendment was presented to the Mayor on June 4, 1990, and was signed by him on June 14, 1990, whereupon it became effective on June 14, 1990, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Margaret Hackford
Secretary

Text Amendment Application No. 167
Boston Redevelopment Authority
Chinatown District

TEXT AMENDMENT NO 137*

EFFECTIVE
June 14, 1990†

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend the Boston Zoning Code as follows:

By inserting, after Article 42D, the following article:

ARTICLE 43

CHINATOWN DISTRICT

SECTION 43-1. Statement of Purpose, Goals, and Objectives. The purpose of this Article is to establish the zoning regulations for the comprehensive plan for the Chinatown District as required by the provisions of the Downtown Interim Planning Overlay District, Article 27D of this Code. The goals and objectives of this Article and the Chinatown Community Plan are to upgrade the quality of life and ensure the long-term viability of Chinatown as a historic residential neighborhood and a unique cultural, business, and service center; to create housing which is affordable to all segments of the community; to encourage community businesses and trades; to diversify the economy and improve employment opportunities for neighborhood residents; to protect the historic and cultural resources of the district; to improve the environment through the establishment of open space subdistricts; to manage institutional growth in an open process and to establish boundaries for institutional uses; to promote the most desirable use of land in accordance with the Chinatown Community Plan; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 43-2. Recognition of the Chinatown Community Plan. In accordance with Section 27D-18 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for Special Study Areas in the Downtown Interim Planning Overlay District, including the Chinatown District (Special Study Area No. 7), the Zoning Commission hereby recognizes the Chinatown Community Plan as the general plan for Chinatown.

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*See also Text Amendment No. 138.

†Date of public notice: May 19, 1990 (see St. 1956, c. 665, s. 5).

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The Chinatown Community Plan also serves as the portion of the general plan for the City of Boston applicable to the Chinatown District. This Article is one of the means of implementing the Chinatown Community Plan, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

SECTION 43-3. Physical Boundaries. The provisions of this Article are applicable only in the Chinatown District. The boundaries of the Chinatown District are as shown on a map entitled "Map 1G Chinatown District (supplemental to 'Map 1 Boston Proper')," of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 43-4. Applicability. This Article together with the rest of this Code constitutes the zoning regulation for the Chinatown District, and applies as specified in Section 4-1 regarding the conformity of buildings and land to this code. Exceptions to the provisions of these regulations, pursuant to Article 6A, shall not be available, except to the extent expressly provided in this Article or Article 6A. Application of the provisions of Article 27D to the Chinatown District is rescinded, and the Chinatown District is deleted from the Downtown Interim Planning Overlay District as of the effective date of this Article, except as provided below. Where conflicts between this Article and the rest of this Code exist, the provisions of this article shall govern. Except where specifically indicated in this Article, the provisions of this Article supersede Article 8 (except Section 8-6), Article 13 (except Section 13-3), and Articles 14 through 24, inclusive, of this Code for the Chinatown District. However, the exceptions to building height limitations provided for in Section 16-2 shall apply to building height limitations established in this Article, unless otherwise expressly provided. Further, the provisions of this Article are not applicable to the following Proposed Projects, which are governed by the rest of this Code, including Article 27D:

1. Any Proposed Project for which application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the commission for adoption of this Article and for which no Zoning Relief is required.

2. Any Proposed Project for which appeal to the Board of Appeal for any Zoning Relief has been made prior to the first notice of hearing before the commission for adoption of this Article, provided that such Zoning Relief has been or thereafter is granted by the Board of Appeal pursuant to such appeal.

SECTION 43-5. Establishment of Protection Areas. This Section establishes three "protection areas" within the Chinatown District. The three protection areas are established in order to protect the existing scale, the quality of the pedestrian environment, the character of the residential/commercial mixed-use neighborhoods, and concentrations of historic buildings within and abutting the protection areas. The three protection areas are designated on Map 1G of this Code and are referred to herein as "Liberty Tree Protection Area," "Beach/Knapp Protection Area," and "Historic Chinatown Protection Area." Any other provision of this Article or this Code notwithstanding, Proposed Projects within a

protection area are limited to the building height and FAR specified for such protection area as follows:

1. **Liberty Tree Protection Area.** Within that portion of the Chinatown District depicted on Map 1G of this Code as the "Liberty Tree Protection Area," a maximum building height of sixty-five (65) feet and a maximum FAR of six (6) are allowed.

2. **Beach/Knapp Protection Area.** Within that portion of the Chinatown District depicted on Map 1G of this Code as the "Beach/Knapp Protection Area," a maximum building height of sixty-five (65) feet and a maximum FAR of six (6) are allowed.

3. **Historic Chinatown Protection Area.** Within that portion of the Chinatown District depicted on Map 1G of this Code as the "Historic Chinatown Protection Area," a maximum building height of sixty-five (65) feet and a maximum FAR of six (6) are allowed.

The foregoing provisions of this section notwithstanding, a Proposed Project within a protection area shall have a maximum allowed building height of eighty (80) feet and a maximum allowed FAR of seven (7) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

SECTION 43-6. Establishment of Subdistricts. This Section establishes the following subdistricts within the Chinatown District, each as designated on Map 1G of this Code:

1. **Commercial Chinatown Subdistrict.** Within the Commercial Chinatown Subdistrict, a maximum building height of eighty (80) feet and FAR of six (6) are allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred (100) feet and a maximum FAR of seven (7) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

2. **Residential Chinatown Subdistrict.** Within the Residential Chinatown Subdistrict, a maximum building height of eighty (80) feet and a maximum FAR of four (4) are allowed; provided that any proposed Project shall be allowed a maximum building height of one hundred (100) feet and a maximum FAR of six (6) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

3. **Institutional Subdistrict.** Within the Institutional Subdistrict, a maximum building height of eighty (80) feet and a maximum FAR of six (6) are allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred twenty-five (125) feet and a maximum FAR of eight (8) if such Proposed Project is subject to or has elected to comply

with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

SECTION 43-7. Establishment of the Turnpike Air-Rights Special Study Area. This Section establishes the "Turnpike Air-Rights Special Study Area" within the Chinatown District, as designated on Map 1G of this Code. Within the Turnpike Air-Rights Special Study Area, a maximum building height of eighty (80) feet and a maximum FAR of six (6) are allowed; provided that any Proposed project shall be allowed a maximum building height of one hundred (100) feet and a maximum FAR of seven (7) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

In accordance with the Chinatown Community Plan, a comprehensive plan for the Turnpike Air-Rights Special Study Area shall be developed and shall address, at a minimum, the following: (a) specific measures to expand the existing residential areas, community services, and open spaces that will benefit the abutting communities, including Chinatown, the South End, and Bay Village; (b) appropriate urban design guidelines to govern and facilitate the proper development of the Turnpike Air-Rights Special Study Area; (c) appropriate means to encourage the creation of housing, including Affordable housing; (d) measures to assure an appropriate relationship and transition between the scale and density of new residential development and the scale and density of existing residential areas in surrounding neighborhoods; (e) an open space plan for the Turnpike Air-Rights Special Study Area, providing for urban parks and usable recreation areas; (f) appropriate means to encourage a mix of retail uses serving neighborhood employment and consumer needs; (g) the appropriate mix of land uses to accomplish these objectives; and (h) land use regulations necessary to implement the comprehensive plan. No development plan approval shall be granted pursuant to Section 43-14 for a PDA in the Turnpike Air-Rights Special Study Area, until such comprehensive plan is completed.

SECTION 43-8. Establishment of the Chinatown Gateway Special Study Area. This Section establishes the "Chinatown Gateway Special Study Area" within the Chinatown District, as designated on Map 1G of this Code. Within the Chinatown Gateway Special Study Area, a maximum building height of eighty (80) feet and a maximum FAR of six (6) are allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred (100) feet and a maximum FAR of seven (7) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

In accordance with the Chinatown Community Plan, a comprehensive plan for the Chinatown Gateway Special Study Area shall be developed and shall address, at a minimum, the following: (a) specific measures to balance the different needs for housing resources, economic diversification, entrepreneurial development, and open space; (b) appropriate urban design guidelines to govern and facilitate the proper development of the Chinatown Gateway Special Study Area, including the creation of an effective transition between residential areas and development at

South Station; (c) appropriate means to encourage the creation of housing, including Affordable housing; (d) a plan to encourage the diversification and expansion of the neighborhood economy, employment opportunities, and local business ownership; (e) an open space plan for the Chinatown Gateway Special Study Area, providing for urban parks and usable recreation areas; (f) appropriate means to encourage a mix of retail uses serving neighborhood employment and consumer needs; (g) the appropriate mix of land uses to accomplish these objectives; and (h) land use regulations necessary to implement the comprehensive plan's proposals. No development plan approval shall be granted pursuant to Section 43-14 for a PDA in the Chinatown Gateway Special Study Area until such comprehensive plan is completed.

SECTION 43-9. Establishment of the Tyler Street Special Study Area. This Section establishes the "Tyler Street Special Study Area" within the Chinatown District, as designated on Map 1G of this Code. Within the Tyler Street Special Study Area, a maximum of eighty (80) feet and a maximum FAR of six (6) are allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred twenty-five (125) feet and a maximum FAR of eight (8) if such Proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the Proposed Project complies with Article 31.

In accordance with the Chinatown Community Plan, a comprehensive plan for the Tyler Street Special Study Area shall be developed and shall address, at a minimum, the following: (a) specific measures to balance and integrate institutional development, housing, community services,and businesses; (b) appropriate urban design guidelines to govern and facilitate the proper development of the Tyler Street Special Study Area, including urban parks and usable recreation space; (c) appropriate means to encourage the creation of housing, including Affordable housing; (d) appropriate means to encourage the establishment of community facilities serving neighborhood needs; (e) an open space plan for the Tyler Street Special Study Area, providing for urban parks and usable recreation areas; (f) appropriate means to encourage a mix of retail uses serving neighborhood employment and consumer needs; (g) the appropriate mix of land uses to accomplish these objectives; and (h) land use regulations necessary to implement the comprehensive plan's proposals.

SECTION 43-10. Establishment of Open Space Subdistricts. This Section establishes within the Chinatown District Open Space Subdistricts as listed in Table A of this Article and designated on Map 1G of this Code. Regulations applicable to uses in such subdistricts are set forth in Article 33 of this Code, as indicated in Table A of this Article.

TABLE A

OPEN SPACE SUBDISTRICTS

Name	Designation
Gateway Park and Expansion Area	Recreation (OS-RC)*
Pagoda Park	Recreation (OS-RC)*
Tai Tung Park	Urban Plaza (OS-UP)**

* Recreation open space subdistricts consist of land appropriate for and limited to active or passive recreational uses. See Section 33-10.

** Urban Plaza open space subdistricts consist of land appropriate for and limited to passive recreational uses. See Section 33-15.

SECTION 43-11. Increased FAR for Community Service Organizations. Under the provisions of Article 6A and this Section, the Board of Appeal may grant an exception to the maximum allowed FAR for a Proposed Project in the Chinatown District in the following manner. The Board of Appeal shall grant such an exception for increased FAR only if it finds that: (a) a portion of the floor area of the Proposed Project shall be limited to Community Uses as further provided in Subsection 1 below; (b) the Proposed Project and its massing are architecturally compatible with the surrounding area, in accordance with the urban design provisions of Section 31-8; (c) such an exception is in harmony with the general purpose and intent of this Code; (d) the Proposed Project is consistent with the Chinatown Community Plan and the general plan for the city as a whole; and (e) if such exception relates to a Development Impact Project as defined in Section 26-2, 26A-2, or 26B-2, the Applicant shall have complied with the Development Impact Project Requirements set forth in Section 26-3 or 26A-3 and in Section 26B-3. The increased FAR available pursuant to this Section is up to one (1) ratio point. The procedure for granting such exceptions shall be in accordance with the provisions of Section 6A-2, governing the granting of exceptions; provided that a four-fifths majority of the Boston Redevelopment Authority shall have recommended approval of the exception for increased FAR prior to the Board of Appeal's consideration of the application.

1. **Uses Qualifying a Proposed Project for Increased FAR.** The Board of Appeal may grant an exception for increased FAR corresponding to additional gross floor area of up to the amount of floor area to be reserved permanently for Community Uses, as described in Appendix B to this Article, and, in any event, not exceeding one (1) ratio point. The Board of Appeal may require the Applicant to provide evidence of a long-term commitment by the Applicant itself or a third party either: (a) to use the floor area for such Community Uses; or (b) to lease or otherwise transfer such floor area for such Community Uses (which may include a lease or transfer to the City of Boston or its designee).

2. **Use of the Floor Area Qualifying Proposed Projects for Increased FAR.** The use of the amount of floor area of a Proposed Project which qualifies the Proposed Project for an exception for increased FAR in accordance with

the provisions of this Section 43-11 shall be limited to the Community Uses, and any other use of such an amount of floor area shall be forbidden. The nonuse of floor area which qualifies a Proposed Project for increased FAR shall not affect the validity of such exception.

SECTION 43-12. Establishment of Areas Within Which Planned Development Areas May Be Permitted. This section establishes three areas within which Planned Development Areas ("PDAs"), as described in Section 3-1A.a, may be permitted within the Chinatown District. The purposes for establishment of the areas within which PDAs may be permitted are: to establish a more flexible zoning law and encourage large-scale private development on underutilized sites in the Chinatown District while insuring high-quality design by providing planning and design controls; to build affordable housing; to encourage the creation of affordable housing and open space; to create community facilities; to provide for neighborhood economic development and commercial expansion which is compatible with adjacent uses; to provide connections from Chinatown to adjacent areas of the city; and to direct institutional expansion outside the core of Chinatown. The three areas within which PDAs may be permitted are shown on Map 1G of this Code, and are otherwise referred to herein as the "Residential Chinatown PDA Area," the "Turnpike Air-Rights PDA Area," and the "Chinatown Gateway PDA Area." No PDA is permitted within the Chinatown District except within these areas.

1. **Development Plan Approval Process.** To establish a PDA, the Applicant must submit a Development Plan for the Proposed Project to the Boston Redevelopment Authority for its approval in accordance with Section 3-1A.a. Upon approval of the Development Plan by the Boston Redevelopment Authority after a public hearing, the Boston Redevelopment Authority shall transmit the Applicant's Development Plan to the Zoning Commission for its consideration. The Zoning Commission shall not approve the Development Plan until after it holds a public hearing on the same. Any application for Development Plan approval for a Proposed Project within the Chinatown District is subject to the provisions of this Section and Sections 43-13 through 43-17, in addition to the provisions of Section 3-1A.a.

2. **Applicability of Future Amendments.** The issuance of a permit for the development or construction of any portion of a Proposed Project described in the approved Development Plan, as amended from time to time, shall be deemed to be the issuance of a permit for the entire Proposed Project for the purpose of applying Section 5 of Chapter 665 of the Acts of 1956 as amended from time to time. Without limiting the foregoing sentence, the proviso of Section 5 that construction work under the permit proceed continuously to completion shall be deemed satisfied so long as construction on the Proposed Project proceeds generally in accordance with a development schedule approved by the Boston Redevelopment Authority in conjunction with the Development Plan.

3. **Amendment of Development Plan.** No Proposed Project in a PDA shall proceed, no change in use category of any public benefit qualifying a Proposed Project for Development Plan approval shall proceed, and no exterior alteration or change in use category of a rehabilitated Landmark, Historic Building, or Theater qualifying a Proposed Project for Development

Plan approval shall proceed, unless the Boston Redevelopment Authority has certified to the Commissioner of Inspectional Services that the Proposed Project is consistent with the approved Development Plan, as amended from time to time, for such PDA or the portion thereof to which said work relates. The procedure for amendment of the Development Plan is the same procedure as the procedure for initial approval of a Development Plan, as set forth in Section 3-1A.a and this Section 43-12.

SECTION 43-13. Planned Development Areas; Use and Dimensional Regulations. The land use and dimensional regulations for PDAs in the Chinatown District are established by this section.

1. **Use Regulations.** Any Proposed Project within a PDA is subject to the use regulations set forth in Section 43-19.

2. **Building Height and FAR Regulations.** The building height for any Proposed Project within a PDA shall be in substantial accord with the building height specified in the applicable Development Plan, which specified building height shall not exceed the maximum building height stated in Table B of this Article. The FAR for any Proposed Project within a PDA shall not exceed the FAR specified in the applicable Development Plan, which specified FAR shall not exceed the applicable maximum FAR stated in said Table B, subject to the allowance of up to one (1) ratio point pursuant to the provisions of Section 43-11.

TABLE B

CHINATOWN DISTRICT
PLANNED DEVELOPMENT AREAS
DIMENSIONAL REGULATIONS

	Maximum Building Height/FAR Standard
Chinatown Gateway PDA Area	300'/10
Residential Chinatown PDA Area	175'/6
Turnpike Air-Rights PDA Area	250'/6

SECTION 43-14. Planned Development Areas; Standards for Development Plan Approval. Before transmittal to the Zoning Commission, a Development Plan shall have been approved by the Boston Redevelopment Authority after a public hearing, provided, however, that no Development Plan shall be approved by the Boston Redevelopment Authority unless the Boston Redevelopment Authority finds that: (a) such Development Plan is in substantial accord with the provisions of this Section and Sections 43-16 and 43-17; (b) such Development Plan conforms to the Chinatown Community Plan and the general plan for the city as a whole; (c) each Proposed Project described in the Development Plan is in Substantial Accord with the building height and FAR standards set forth in Table B of this Article; and (d) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing the benefits

and burdens including, without limitation, those factors identified in Sections 43-16 and 43-17.

SECTION 43-15. Planned Development Areas; Authorization for Exceptions. Any Proposed Project for which the Commission approves a Development Plan shall be subject to all provisions of this Code applicable to the subdistrict in which the Proposed Project is located, as set forth in Section 43-4, unless an exception to such provisions has been granted pursuant to Article 6A. The Board of Appeal shall grant an exception for building height or FAR exceeding the otherwise applicable building heights and FARs set forth in Sections 43-6, 43-7, and 43-8, as the case may be, only if it finds, in addition to all other conditions required under Section 6A-3, that such an exception is in Substantial Accord with the standards governing building height and FAR set forth in Table B of this Article. Nothing in this Article shall be construed to limit the power of the Board of Appeal to grant exceptions for Proposed Projects within PDAs, except as limited by the maximum building height and FAR standards in Table B. After exceptions for a Proposed Project located on multiple parcels or lots have been granted by the Board of Appeal, each of the separate parcels or lots, and the improvements thereon, shall be deemed to be in compliance with the provisions of this Article and the Code whether or not any portion of the Proposed Project on a particular parcel or lot satisfies the provisions of this Article and the Code; provided that any subsequent Proposed Project for additional floor area on any of the parcels or lots shall be subject to the provisions of Section 3-1A.a and Section 43-12.3 governing amendment of a Development Plan.

SECTION 43-16. Planned Development Areas; Public Benefit Criteria. The Boston Redevelopment Authority may approve a Development Plan as meeting the provisions of Section 43-14 if the Development Plan proposes a plan for public benefits, consistent with the Chinatown Community Plan, including one or more of the following: (a) the provision of Affordable housing, in accordance with the provisions of Subsection 1, below, of this Section; (b) the creation of neighborhood economic development opportunities, in accordance with the provisions of Subsection 2, below, of this Section; (c) the construction of community facilities, in accordance with the provisions of Subsection 3, below, of this Section; (d) the development of cultural facilities, in accordance with the provisions of Subsection 4, below, of this Section; or (e) the substantial rehabilitation of an eligible Theater, Historic Building, and Landmark, in accordance with the provisions of Subsection 5, below, of this Section. On the basis of provision of these mitigating public benefits under this Section, the Boston Redevelopment Authority may approve a Development Plan providing for a building height and FAR deviating from the standards set forth in Section 43-7, 43-8, or 43-9, as the case may be, provided that such building height and FAR shall not exceed the limits provided for in Section 43-13.

1. **Development Plan Approval for Creation of Affordable Housing.** The Boston Redevelopment Authority may approve a Development Plan proposing to construct or cause the construction of housing if: (a) at least fifty percent (50%) of the gross floor area of the Proposed Project is devoted to Residential Uses; (b) either (i) at least fifty percent (50%) of the dwelling units proposed in the Development Plan on site are Affordable; or (ii) the Applicant creates or causes the creation of the same number of Affordable units off site in the Chinatown District; and (c) a minimum of 0.7 off-street

parking space is provided for each dwelling unit or, if a lesser number of spaces is permitted to be provided for such dwelling units pursuant to the terms of any applicable state or federal parking freeze or similar law, the greatest number of spaces permitted for such dwelling units under such parking freeze or similar law.

2. **Development Plan Approval for Creation of Neighborhood Economic Development Opportunities**. The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project to be constructed on a site owned by a Public Agency if the Development Plan proposes the creation of neighborhood economic development opportunities through the provision of: (a) entrepreneurial assistance measures, such as (i) informational, outreach, and educational programs concerning new business development; (ii) general business planning and management counseling; (iii) technical assistance; and (iv) the establishment of general financing options; (b) a set-aside of space for neighborhood businesses or assistance with commercial site improvement; (c) an opportunity for equity participation in business opportunities by Chinatown residents and community development corporations; or (d) franchise training programs or other job-training programs which include employment opportunities upon completion.

3. **Development Plan Approval for Construction of Community Facilities**. The Boston Redevelopment Authority may approve a Development Plan proposing to construct or to cause the construction or expansion of community facilities if: (a) the community facilities are fully finished and equipped and are of a size and type which are appropriate, under the circumstances pertaining at the time of the application for Development Plan approval, to the needs of the Chinatown community, as identified by the Community Service Needs Assessment and Feasibility Study in the Chinatown Community Plan; and (b) the Applicant provides evidence of a long-term commitment by the Applicant itself or a third party either (i) to use the community facilities in accordance with the Chinatown Community Plan or (ii) to lease or otherwise transfer such community facilities for such use (which may include a lease or transfer to the City of Boston or its designee). The use of any community facility which is developed for qualification as a public benefit for Development Plan approval under this Article shall be limited to the uses specified in the Development Plan. Such uses shall be consistent with the uses specified in the Chinatown Community Plan. To guarantee the continuation of such uses, the Applicant may, but shall not be required to, lease or otherwise transfer any right, title, and interest in the community facility to the City of Boston or its designee. No change in the use of any public benefit providing a basis for Development Plan approval shall proceed unless there has been an amendment to the Development Plan.

4. **Development Plan Approval for Development of Cultural Facility**. The Boston Redevelopment Authority may approve a Development Plan proposing to develop or to cause the development of a new Theater or other cultural facility if: (a) the new Theater or other cultural facility is of a useful condition, size, and type which is appropriate, under the circumstances pertaining at the time of the application for Development Plan approval, to contribute to the balance of cultural facilities responsive to the needs of the Chinatown District and the City of Boston, as identified in the Chinatown

Community Plan, with consideration being given to the Theaters and cultural facilities being provided or rehabilitated in the Midtown Cultural District and to the provisions of the Midtown Cultural District Plan; (b) the Development Plan provides sufficient assurance of the successful operation of the Theater or cultural facility, through provision for necessary ancillary or accessory facilities such as administrative offices, rehearsal/studio space, dressing room/green room space, storage space, or other facilities; and (c) the Applicant provides evidence of a long-term commitment by the Applicant itself or a third party either (i) to use the Theater or cultural facility in accordance with the Chinatown Community Plan or (ii) to lease or otherwise transfer such Theater or cultural facility for such use (which may include a lease or transfer to the City of Boston or its designee).

5. **Development Plan Approval for Substantial Rehabilitation of Existing Theaters, Historic Buildings, or Landmarks.** The Boston Redevelopment Authority may approve a Development Plan proposing substantial rehabilitation of an eligible Theater, Historic Building, or Landmark if: (a) the Development Plan proposes substantial rehabilitation of an eligible Theater, Historic Building, or Landmark, which the Applicant owns or will own at the time set for commencement of construction, in accordance with the provisions of paragraphs (x) and (y) of this Subsection; or (b) the Applicant and the fee simple owner (or agent thereof) (the "Owner") of an eligible Theater, Historic Building, or Landmark enter into an agreement which agreement shall provide that a substantial rehabilitation of such a building shall be performed in accordance with the provisions of paragraphs (x) and (y) of this Subsection, and the Development Plan reflects the provisions of such agreement and the Applicant's undertaking to be bound by them. Under clause (b) above, an agreement shall be entered into which shall conform to the provisions of Section 38-25. In the case of existing Theaters, Development Plan approval shall also be subject to the provisions of Subsection 38-14.1. In the case of Landmarks, the substantial rehabilitation must also be approved by the Boston Landmarks Commission in accordance with Chapter 772 of the Acts of 1975, as amended from time to time. A Theater, Historic Building, or Landmark shall be "eligible" for the purpose of this Subsection 5 if it is listed in Appendix C to this Article.

   (x) **Qualification of Substantial Rehabilitation of a Theater.** Substantial rehabilitation of an eligible Theater qualifying as a public benefit for Development Plan approval consists of: (i) major interior or structural changes for the purpose of improving the Theater's design and its viability for Theater use, including an equipment level commensurate with its proposed use, or (ii) historic restoration of the interior of the Theater. Major exterior renovations and improvements, such as a facade restoration, may also be included in the qualification as substantial rehabilitation. Substantial rehabilitation to the interior of a Theater may include, without limitation, such work as expanding stage or wings, reraking the orchestra, increasing rehearsal, dressing room, or lobby space, or historic restoration. It may also include conversion to Theater use of an original Theater currently in other use. Substantial rehabilitation does not mean normal Theater maintenance, painting, or improvements to mechanical systems alone.

(y) **Qualification of Substantial Rehabilitation of Landmark or Historic Building.** Substantial rehabilitation of an eligible Landmark or Historic Building qualifying as a public benefit for Development Plan approval consists of alterations or repairs made to a building or structure, costing in excess of fifty percent (50%) of the physical value of the building or structure, in accordance with the Boston Landmarks Commission's standards and criteria for landmark rehabilitation, if any. The physical value of a structure or structures shall be deemed to be the assessed value of the structure, as recorded on the assessment rolls of the City as of the January 1 preceding the date of the application for Development Plan approval.

6. **Use of Theaters and Cultural Facilities.** The use of any Theater or cultural facility which is developed or substantially rehabilitated for qualification as a public benefit for Development Plan approval under this Article shall be limited to the uses specified in the Development Plan. Such uses shall be consistent with the uses specified in the Chinatown Community Plan. To guarantee the continuation of such uses, the Applicant may, but shall not be required to, lease or otherwise transfer any right, title, and interest in the Theater or cultural facility to the City of Boston or its designee.

SECTION 43-17. Planned Development Areas: General Design and Environmental Impact Standards. In addition to the Development Review Requirements set forth in Article 31 of this code, Proposed Projects submitted for approval as part of a Development Plan application under Section 43-12 shall comply with the Chinatown General Design and Environmental Impact Standards described herein. The purpose of these additional standards is to maintain and improve the quality of life in the Chinatown area, with particular regard to the Landmarks and buildings listed on the Massachusetts Register of Historic Places.

1. **Open Space.** A Proposed Project must provide open space which has landscaping features, a management plan, and a shape, dimension, character, and location suitable to assure its use for park, recreation, conservation, or garden purposes.

2. **Shadow Criteria.** Each Proposed Project shall be arranged and designed in a way to assure that it does not cast shadows for more than two hours from 10:00 a.m. through 2:30 p.m., on any day from March 21 through September 21, in any calendar year, on Gateway Park, Pagoda Park, or Tai Tung Park.

3. **Wind.** Buildings shall be designed to avoid excessive and uncomfortable downdrafts on pedestrians. Each Proposed Project shall be shaped, or other wind-baffling measures shall be adopted, so that the Proposed Project will not cause ground-level ambient wind speeds to exceed the standards in Table C of this Article.

TABLE C

PEDESTRIAN SAFETY/COMFORT WIND STANDARDS

Activity Area	Effective Gust Velocity (egv*)	Permitted Annual Occurrence Frequency
Limit for Safety- All Pedestrian Areas	13.8 m/sec (31 mph)	1.0%
Major Walkways- Especially Principal Egress Path for High-Rise Buildings	13.8 m/sec (31 mph)	1.0%
Other Pedestrian Walkways- Including Street and Arcade Shopping Areas	11.2 m/sec (25 mph)	5%
Open Plazas and Park Areas Walking, Strolling Activities	6.3 m/sec (14.1 mph)	15%
Open Plazas and Park Areas, Open-Air Restaurants	4.0 m/sec (9 mph)	20%

* The effective gust velocity (egv) is defined a egv = U + 1.5 fvc, where U is the mean windspeed at a particular location and fvc is the root mean square of the fluctuating velocity component measured at the same location over the same time interval.

4. **Traffic Mitigation Measures.** Each Proposed Project in a PDA with a gross floor area in excess of fifty thousand (50,000) gross square feet shall be subject to a Transportation Access Plan consistent with the Chinatown Transportation Improvement Plan (which Plan is included in the Chinatown Community Plan) and acceptable to the Boston Transportation Department providing for effective transportation access to the Proposed Project and mitigation measures designed to minimize adverse traffic impacts on the Chinatown District and the South Cove, Bay Village, and South End neighborhoods. Such Transportation Access Plan shall also provide for effective parking management measures to minimize adverse parking effects within the Chinatown District and said neighborhoods. The Transportation Access Plan shall demonstrate that the location of the Proposed Project with respect to vehicular access and circulation and proximity to other transportation systems is suitable for increased floor area. By its design and management, the Proposed Project shall emphasize use of mass transit and feasible measures to be undertaken to limit the impact of the Proposed Project on traffic congestion.

5. **Parking Capacity Standards.** Notwithstanding any contrary requirement of Section 43-23, each Proposed Project shall include no more than one (1) parking space per fifteen hundred (1,500) square feet of office development. Parking spaces reserved exclusively for retail, residential, or other nonoffice uses within a Proposed Project shall not be considered in such computation.

6. **Landmarks and Historic Buildings.** Each Proposed Project shall be generally designed and arranged in such a way as to limit the reduction of light and air surrounding, and physical isolation of or intrusion on, Landmarks and Historic Buildings, and to minimize the shadow impact on their facades.

7. **Boston Civic Design Commission Review.** Each Proposed Project shall be subject to review by the Boston Civic Design Commission, in accordance with the provisions of Article 28.

8. **Pedestrian Connections.** In the Chinatown Gateway Special Study Area and the Turnpike Air-Rights Special Study Area, each Proposed Project shall establish safe and convenient pedestrian connections with the existing Chinatown commercial and residential areas through building scale, character, uses, and, where applicable, pedestrian access along Hudson Street, Kneeland Street, and Marginal Street.

SECTION 43-18. Institutional Master Plan. A Proposed Project which includes one or more Institutional Uses, as identified in Appendix B hereto, shall be granted a building, use, or occupancy permit only if such Proposed Project (x) is located within an "Institutional Master Plan Area" as indicated by the designation "IMP" on Map 1G, or in any amendment thereto, and (y) is consistent with a current Institutional Master Plan approved by the Boston Redevelopment Authority and Zoning Commission, as further set forth in Subsection 3 to this Section 43-18; provided that if no applicable current Institutional Master Plan has been approved, a Proposed Project containing less than five thousand (5,000) square feet of gross floor area devoted to one or more such Institutional Uses, otherwise allowed for the location pursuant to Section 43-19, may be conditionally permitted, in accordance with the provisions of Article 6, but if an applicable current Institutional Master Plan has been approved, then such a Proposed Project must be in conformity with said current Institutional Master Plan. For the purpose hereof, a "current" Institutional Master Plan shall mean an Institutional Master Plan approved, either originally or in amended form, by the Boston Redevelopment Authority and the Zoning Commission, in accordance with this Section 43-18, not more than four (4) years prior to the date on which consistency is determined, in accordance with Subsection 3 of this section. The provisions of this Section 43-18 shall not, in any event, apply to a Proposed Project limited to interior alterations affecting a gross floor area of fifty thousand (50,000) square feet or less and not involving a change of use or increase in FAR; provided, however, that the provisions of this Section 43-18 shall apply to a Proposed Project involving any interior alterations located on the ground floor materially affecting pedestrian access routes provided for in the Institutional Master Plan or materially affecting then existing space devoted to Retail, Service, Restaurant, Cultural, or Community Uses. For the limited purpose of applying the gross floor area threshold of the preceding sentence, a series of Proposed Projects on the same or contiguous lots, undertaken by the Applicant or affiliates of the Applicant pursuant to building permits issued within any period of

twenty-four (24) consecutive months, shall be deemed to be a single Proposed Project.

1. An Institutional Master Plan shall include those elements which the Boston Redevelopment Authority determines are necessary, for city planning purposes, to judge the impact on the surrounding neighborhoods of current and future Proposed Projects of the Applicant. The Boston Redevelopment Authority shall require an Applicant to include in its Institutional Master Plan all elements reasonably required to assess the cumulative impacts of any such current or future Proposed Project together with other development reasonably anticipated to occur. The Institutional Master Plan shall project its proposed development plan at least five (5) years into the future, commencing from the date of submission of the Institutional Master Plan, and shall include all future Proposed Projects within the Plan. In addition, the Plan shall set out and define the longer term goals of the institution, a minimum of ten (10) years into the future. These goals should address the broad direction to be taken by the institution with regard to its growth and services. Elements required in an Institutional Master Plan may include, but are not limited to, any and all of the following.

   (a) Mission and Objectives

   A statement which defines the organizational mission and objectives of the institution, and a description of how all development contemplated or defined by the Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify services to be provided to Boston and its neighborhood residents.

   (b) Existing Property and Uses

   A survey and definition of existing property ownership, land uses, and building occupancies of the institution, with such information including, for each property, the following: (i) building site area; (ii) building uses; (iii) building square footage; (iv) building height; (v) building age; (vi) permanent employment within each building; (vii) parking capacity associated with each building; (viii) building floor area ratio; (ix) any payments in lieu of taxes made in connection with each building; and (x) building linkage payments.

   In addition, a survey and definition of all space leased by the institution shall be provided with the above defined information, as appropriate.

   (c) Needs of the Institution

   A definition of the institution's current and future needs for the following facilities: (i) academic; (ii) service; (iii) research; (iv) housing; (v) patient care; (vi) parking; or other facilities ancillary or accessory to an Institutional Use. Such needs shall be defined in

relationship to the institution's goals and objectives as previously described.

(d) Proposed Future Projects

A description of the institution's proposed future projects and their relationship to present and future needs. The required descriptions may include:

i. site locations;

ii. uses;

iii. square footages;

iv. square footages eliminated from existing buildings through demolition of existing facilities;

v. floor area ratios;

vi. building heights;

vii. current zoning of sites;

viii. any applicable urban renewal plans, land disposition agreements, or the like;

ix. parking to be provided to support Proposed Projects;

x. construction and permanent employment to be generated;

xi. total project cost estimates;

xii. estimated development impact payments;

xiii. timetable for development of Proposed Projects, with the estimated month and year of construction start and construction completion for each.

(e) Alternative Development Scenarios

An identification and analysis of alternative development scenarios and their impacts, including alternative sites for proposed future projects, and sites not currently owned by the institution. The Plan should define functions and services which could possibly be decentralized to minimize impacts upon the most intensely utilized areas of the institution's campus and surrounding geographical area.

(f) Schedule of Proposed Projects

A schedule and estimated timetable for current and future proposed projects, and associated mitigation measures to alleviate project impacts, particularly regarding transportation impacts.

(g) Institutional Transportation and Parking Management and Mitigation Plan

The preparation of an Institutional Transportation and Parking Management and Mitigation Plan, which will include:

i. An analysis of the cumulative impacts of all projects proposed in the Institutional Master Plan on the transportation network, taking into account the cumulative impacts of other foreseeable projects, and a statement of measures proposed to mitigate, limit, or minimize, to the extent economically feasible, any adverse impact on the transportation network reasonably attributable to the projects proposed in the Institutional Master Plan; and

ii. An analysis identifying the demand created by projects proposed in the Institutional Master Plan for tenant, commuter, and short- and long-term visitor parking, nontenant parking, and evening and weekend parking, the impact of such parking needs on the available parking supply in Chinatown and adjacent neighborhoods, and the manner in which the institution proposes to meet demand reasonably attributable to the projects proposed in the Institutional Master Plan, taking into account the City's policy of encouraging use of transportation modes other than single-occupant private automobiles.

(h) Pedestrian Access

A definition of the pedestrian circulation system to be provided through the campus of the institution, including access to public facilities, including but not limited to public open spaces. Such pedestrian access system shall include appropriate signage, benches, and other amenities to indicate the public nature of the system.

(i) Housing Analysis

An identification of the impacts of the proposed future projects on city and neighborhood housing, and an analysis of possible mitigative measures to address these impacts upon the neighborhood housing supply.

(j) Environmental Analysis

An identification of the impact of proposed future projects on the environment, and an analysis of mitigative measures to be undertaken to address such environmental impacts.

(k) Urban Design Analysis

An analysis of the urban design aspects and impacts of proposed future projects. Said analysis shall include a definition of the major design elements of new or renovated buildings and associated landscaping, open space, and pedestrian access improvements, and their compatibility with existing buildings and improvements.

(l) Child Care Analysis

An analysis of child care needs created by proposed future projects, and a description of mitigative steps to be taken to address such newly created needs.

(m) Job Training Analysis

A description of the permanent employment to be created by proposed future projects, an analysis of the job skills necessary for such employment opportunities, and a definition of steps to be taken to work with Boston schools to train Boston students to achieve these skills.

(n) Impacts of Other Projects

An analysis of the impacts of other known, proposed future projects within the neighborhood within which the institution is located. Such analysis shall include projects identified by the Boston Redevelopment Authority and other projects which the institution is or reasonably should be aware of. Such analysis shall include a definition of the cumulative impacts of all known projects proposed for the surrounding neighborhood from all of the aforementioned perspectives of concern.

(o) Community Benefits Plan

An identification of measures to minimize or mitigate detrimental and adverse impacts of proposed future projects on communities and neighborhoods within which proposed future projects are located.

(p) Community Review

A description of the proposed process and timetable for community review of each proposed future project, including a statement of written information to be provided to the neighborhood group as that term is defined in Subsection 2 below and other citizen group, in connection with the review process.

(q) Additional Elements

A description or analysis of additional elements required by the Boston Redevelopment Authority when such elements will be substantially affected by current or future proposed projects.

2. No Institutional Master Plan shall be approved by the Boston Redevelopment Authority, except in conformity with the provisions of this Subsection 43-18.2.

(a) Procedure for Approval. Within ten (10) days after submission of the Applicant's proposed Institutional Master Plan to the Boston Redevelopment Authority, the Boston Redevelopment Authority shall: (i) transmit copies of the proposed Institutional Master Plan to the Chinatown/South Cove Neighborhood Council and to any other neighborhood-based committee or council designated by the Mayor of which the Applicant has received written notice from the City of Boston or an office or agency thereof (collectively, the "Neighborhood Group(s)"; and (ii) publish notice of such submission in one or more community newspapers and newspapers of general circulation in Chinatown, such notice to state the name of the Applicant and the street addresses of the Proposed Projects (or other information sufficient to identify their location). If none of the Neighborhood Group(s) is legally in existence, newspaper notice, as provided in clause (ii), shall satisfy the foregoing requirements. Each of the Neighborhood Group(s), within sixty (60) days after such transmittal, may file with the Boston Redevelopment Authority a report with recommendations. The Boston Redevelopment Authority shall not hold a hearing nor render a decision on an application for Institutional Master Plan approval until the expiration of such sixty-day period. The Boston Redevelopment Authority shall consider each report received during said sixty-day period in reaching its decision. If no such report is received within said sixty-day period, the Boston Redevelopment Authority may hold a hearing and render its decision without the report. The Boston Redevelopment Authority also shall make copies of the Institutional Master Plan available to the general public at the time of transmittal to the Neighborhood Group and shall receive and consider the recommendations of any other person or organization received during said sixty-day period.

After the public hearing, the Boston Redevelopment Authority shall approve the Institutional Master Plan, conditionally approve the Institutional Master Plan, or disapprove the Institutional Master Plan. An Institutional Master Plan that has been conditionally approved by the Boston Redevelopment Authority may be resubmitted to the Authority by the Applicant and may be approved by the Authority at its next scheduled meeting, or any scheduled meeting thereafter. An Institutional Master Plan that has been disapproved by the Boston Redevelopment Authority may be modified and resubmitted as an original application by the Applicant.

Upon approving the Institutional Master Plan, the Boston Redevelopment Authority shall submit the Institutional Master Plan to the Zoning Commission for approval and shall petition the Zoning Commission for the adoption of a map amendment establishing an Institutional Master Plan Area within the geographical boundaries set forth in the approved Institutional Master Plan.

(b) Standards for Institutional Master Plan Approval. An Institutional Master Plan shall be approved by the Boston Redevelopment Authority only if the Boston Redevelopment Authority finds that: (i) the Institutional Master Plan conforms to the provisions of this article; (ii) the Institutional Master Plan conforms to the Chinatown Community Plan and the general plan for the city as a whole; (iii) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.

3. The Department of Inspectional Services shall not issue a building, demolition, or use permit for any Proposed Project subject to the provisions of this Section 43-18 unless (a) the Director of the Boston Redevelopment Authority certifies that the Proposed Project is located within an Institutional Master Plan Area and is consistent with an Institutional Master Plan approved, either originally or in amended form, by the Boston Redevelopment Authority pursuant to this Section 43-18 not more than four (4) years prior to the date of such certification or (b) such Proposed Project has obtained a conditional use permit pursuant to the first paragraph of this Section 43-18. Prior to making such a determination of consistency, the Director of the Boston Redevelopment Authority may require the Applicant to submit such information and materials as are necessary to establish the status of implementation of the Institutional Master Plan and to update the information and projections contained in the Institutional Master Plan. Provided that such updated materials and information do not alter or require alteration of the development program proposed in the Institutional Master Plan or of proposed mitigation measures, such updated materials and information shall not be deemed to be an amendment to the Institutional Master Plan.

4. Any Proposed Project which is required to be consistent with an approved Institutional Master Plan, and which is not consistent, shall require amendment of the Institutional Master Plan. Any amendment to an Institutional Master Plan shall require the approval of the Boston Redevelopment Authority and the Zoning Commission. The procedures and standards for such approvals shall be the same as those for an original approval, as set forth in Subsections 1 and 2 above. If an amendment to an Institutional Master Plan approved by the Boston Redevelopment Authority alters the geographic boundaries set forth in the Institutional Master Plan, then the Boston Redevelopment Authority shall accompany its submission of such amendment to the Zoning Commission with a petition for a map amendment appropriately altering the boundaries of the pertinent Institutional Master Plan Area.

SECTION 43-19. Chinatown District Use Regulations. In the Chinatown District the use of land and structures is hereby regulated as provided in this Section. No land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in conformity with the provisions of this Section 43-19.

1. **Neighborhood Business Opportunities.** An Applicant for any Proposed Project with fifty thousand (50,000) or more square feet of floor area available for

lease, other than for residential purposes, shall use Best Efforts, as hereinafter defined, to market space within the Proposed Project to Neighborhood Business Establishments from Chinatown, on terms comparable to those for other potential users of such space, as detailed in the remainder of this paragraph, for a period of not less than ten (10) years. Such Best Efforts shall be detailed in a Neighborhood Business Opportunity Plan, prepared in accordance with regulations to be adopted by the Boston Redevelopment Authority after public notice and hearing, and approved by the Boston Redevelopment Authority. The Neighborhood Business Opportunity Plan shall take into account the size of the Proposed Project; the minimum user size (i.e., the number of square feet of each type of space) to which the Applicant contemplates leasing at identified stages of its marketing effort; and the uses permitted by the Applicant's leasing plan for office and retail space.

For the purpose of this Subsection 1, "Best Efforts" means reliance on traditional methods of leasing; and, whenever those traditional methods prove insufficient to afford a meaningful opportunity to Neighborhood Business Establishments to lease space within the Proposed Project, subject to the provisions of this Subsection, the Applicant shall take other affirmative measures to afford such an opportunity. The measures to be taken to satisfy the "Best Efforts" standard shall be in conformity with written regulations, referenced in the immediately preceding paragraph, and consistent with the applicable Neighborhood Business Opportunity Plan as approved by the Boston Redevelopment Authority. A Neighborhood Business Opportunity Plan shall not require that Applicant lease space to Neighborhood Business Establishments under any terms or conditions that are in any respect inconsistent with those terms and conditions generally applicable to other lessees in the Proposed Project.

2. **Inclusion of Day Care Facilities.** The provisions of this Subsection 2 apply only to Proposed Projects to exceed a building height of eighty (80) feet, or an FAR of six (6), or both. Any Proposed Project having a gross floor area, not including the floor area devoted to Residential Uses or Cultural Uses, which equals or exceeds one hundred thousand (100,000) square feet, shall devote to day care facilities an amount of floor area equal to at least the amount listed below in Table D of this Section, except that the day care facilities requirement for that portion of any Proposed Project consisting of Institutional Uses located in the Institutional Subdistrict and subject to an approved Institutional Master Plan shall be as set forth in said Institutional Master Plan. For the purposes of this Subsection 2 and Table D only, floor area devoted exclusively to hotel or motel uses shall be multiplied by 0.5 before being used in any calculation of required day care facilities. An Applicant for a Proposed Project subject to the provisions of this paragraph may fulfill its obligations under this Subsection by either (a) creating such facilities on site; or (b) creating such facilities, or causing such facilities to be created, in the vicinity of the Proposed Project within the Chinatown District; provided that any Proposed Project subject to the provisions of this Subsection shall devote to day care facilities located on site an amount of floor area equal to at least four thousand (4,000) square feet or the minimum required square footage, whichever is less. The provision of day care facilities in accordance with this Subsection shall be in conformity with

written regulations to be adopted by the Boston Redevelopment Authority after public notice and hearing. For the purposes of this Subsection, the term "day care facilities" includes the finish, furnishings, and equipment required for use of the floor area for such facilities, to enroll people for care, instruction, or recreation during regular business hours.

TABLE D

PROVISION OF DAY CARE FACILITIES

Size of Proposed Project (Gross Square Feet)	Minimum Day Care Facilities (Gross Square Feet)
100,000 up to 200,000	2% of gross floor area
200,000 up to 500,000	4,000
500,000 up to 1,000,000	8,000
More than 1,000,000	12,000

3. **Expansion of Existing Businesses in Protection Areas and Commercial Chinatown Subdistrict.** Any Proposed Project for the expansion of an existing use in the Historic Chinatown Protection Area, Liberty Tree Protection Area, Beach-Knapp Protection Area, or Commercial Chinatown Subdistrict, which use has an existing gross floor area of four thousand (4,000) square feet or less and is identified as allowed in Table E below, may be expanded to more than four thousand (4,000) square feet notwithstanding that such use, as thus expanded, is identified as conditional or forbidden in Table E. If such use, as thus expanded, is identified as forbidden in Table E, then after such expansion, such use shall be treated as a nonconforming use, subject to the provisions of Article 9. Further, any such expansion shall be subject to the dimensional requirements of this Article and Code, including without limitation Section 13-3.

4. **General Use Restrictions.** Within the Chinatown District, the uses, described in greater detail in Appendix B, are allowed, conditional, or forbidden as set forth in Table E and Table F below. Certain uses are regulated by floor, and are set forth in Table E. Certain uses are not regulated by floor and are set forth in Table F below. Uses identified in Table E and located in the basement of a building are regulated as provided in Table E for first floor uses. Uses identified in Table E and located on the fourth and higher floors are regulated as provided in Table E for third floor uses. No land or structure in the Chinatown District shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified as "A" (allowed) in Table E or Table F or, subject to the provisions of Article 6, such use is identified as "C" (conditional) in Table E or F. Any use identified as "F" (forbidden) in Table F for the proposed location of such use is forbidden in such location. Any use not included in Table E or F is forbidden for the Chinatown District.

SUBDISTRICTS/AREAS
Uses Regulated by Floor

Floor:	Historic Chinatown 1	2	3+	Commercial Chinatown, Liberty Tree, Beach/Knapp 1	2	3+	Residential Chinatown 1	2	3+	Institutional All	Tyler Street Special Study All	Turnpike Special Study All	Gateway Special Study All
Community Retail Small*	A	A	A	A	A	A	A	C	F	A	A	A	A
Large**	C	A	A	C	A	A	C	F	F	A	A	A	A
Community Uses	A	A	A	A	A	A	A	C	C	A	A	A	A
Cultural Use	A	A	A	A	A	A	A	C	C	A	A	A	A
Educational Uses Small***	A	A	A	A	A	A	A	A	C	A	A	A	A
Large +	F	A	A	C	A	A	C	C	F	A	A	A	A
General Retail Small*	A	A	A	A	A	A	A	F	F	A	A	A	A
Large**	F	C	F	C	C	C	F	F	F	A	A	A	A
Office Small*	C	A	A	A	A	A	A	A	C	A	A	A	A
Large**	F	C	C	C	C	C	F	F	F	A	C	C	C
Service Small*	A	A	A	A	A	A	A	A	C	A	A	A	A
Large**	C	A	A	C	A	A	C	C	F	A	A	A	A

TABLE E - Continued

Floor:	Historic Chinatown 1	2	3+	Commercial Chinatown, Liberty Tree, Beach/Knapp 1	2	3+	Residential Chinatown 1	2	3+	Institutional All	Tyler Street Special Study All	Turnpike Special Study All	Gateway Special Study All
Take-Out													
Small*	C	C	F	C	C	F	C	F	F	C	C	C	C
Large**	F	C	F	C	C	C	F	F	F	C	C	C	C
Trade Shop													
Small*	A	A	A	A	A	A	A	C	F	A	A	A	A
Large**	C	C	F	C	C	C	F	F	F	C	C	C	C

"A" Allowed; "C" Conditional; "F" Forbidden.

* Total gross floor area not more than 4,000 square feet per use.
** Total gross floor area exceeding 4,000 square feet per use.
*** Schools with no more than 40 students.

\+ Schools with more than 40 students.

TABLE F

SUBDISTRICTS/AREAS
Uses Not Regulated by Floor

	Historic Chinatown	Commercial Chinatown, Liberty Tree, Beach/Knapp	Residential Chinatown	Institutional	Tyler Street Special Study	Turnpike Special Study	Gateway Special Study
Adult Entertainment	F	A++	F	F	F	F	F
Day Care	A	A	A	A	A	A	A
Entertainment Uses	C	A	F	C	C	C	A
Group Care Residential-Limited	A	A	A	A	A	A	A
Group Care Residential-General	C	C	C	C	C	C	C
Hotel, Motel Uses	C	C	F	C	C	C	C
Institutional Uses	F	F	F	A+++	A+++	C+++	C+++
Light Manufacturing	F	C	F	F	F	C	C
Open Space	A	A	A	A	A	A	A
Private Club Uses Only	C	C	C	C	C	C	C
Public Service Uses	C	C	C	C	C	C	C
Religious Uses	A	A	A	A	A	A	A
Residential Uses	A	A	A	A	A	A	A
Residential Conversion	C	C	C	C	C	C	C

TABLE F - Continued

	Historic Chinatown	Commercial Chinatown, Liberty Tree, Beach/Knapp	Residential Chinatown	Institu-tional	Tyler Street Special Study	Turnpike Special Study	Gateway Special Study
Restaurant Small*	A	A	C	A	A	A	A
Large**	C	A	C	A	A	C	A
Special Service Uses	C	C	F	C	C	C	C
Supermarket	C	C	C	C	C	C	C
Theater Conversion	A	C	A	A	A	A	A
Transportation Uses	F	F	F	F	F	F	C
Vehicular Uses	F	F	F	F	F	F	C
Wholesale Uses	C	C	C	C	C	C	A

"A" Allowed; "C" Conditional; "F" Forbidden.

* Total gross floor area not more than 4,000 square feet per use.
** Total gross floor area exceeding 4,000 square feet per use.
+ + Adult Entertainment Uses shall be allowed only within the Adult Entertainment District, established pursuant to Section 3-1A by Map Amendment No. 130.
+ + + A Proposed Project which includes one or more Institutional Uses is subject to the provisions of Section 43-18.

5. **Allowed Accessory Uses.** The following uses are allowed as accessory uses subject to the limitations and restrictions of Article 10: (a) a garage or parking space for occupants, employees, students, and visitors, provided that such use is accessory to a residential use, or a group care residence, limited; (b) a swimming pool or tennis court; (c) the storage of flammable liquids and gases incidental to a lawful use; (d) the keeping of animals, other than household pets, provided that every enclosure is sufficient to prevent a nuisance to any adjacent residences or eleemosynary institutions; (e) an office, within a main building, of a professional person who resides in such building; (f) an occupation for profit customarily carried on in a dwelling unit by a person residing within; (g) the maintenance and operation of not more than four (4) amusement game machines accessory to eating and drinking establishments; (h) in hospitals with more than fifty (50) beds, and in educational institutions with more than four hundred (400) full-time students, incidental uses and services ordinarily found in connection therewith and primarily for the patients and staff or students and faculty, when conducted wholly within a building and entered solely from within the building where there is but one (1) building on the lot or from an entrance not directly facing a street or lot line where there is more than one (1) building on the lot; (i) the storage of flammable liquids and gases incidental to a lawful use; (j) any use ancillary to, and ordinarily incident to, a lawful main use, provided that any such use is not a use expressly forbidden in such location and subject to the same restrictions, conditions, limitations, provisos, and safeguards as the use to which it is accessory.

6. **Conditional Accessory Uses.** The following uses are conditional accessory uses, subject to the provisions of Article 6 and Article 10: (a) a garage or parking space for occupants, employees, customers, students, and visitors, if such use is not accessory to a residential use, or a group care residence, limited; (b) a dormitory, provided that such use is accessory to an allowed or conditional institutional use; (c) the keeping of laboratory animals incidental to an allowed or conditional institutional use, provided that all resulting noise, dust, fumes, gases, odors, and refuse matter are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and (d) the manufacture, assembly, or packaging of products sold on the lot.

SECTION 43-20. Specific Design Requirements. All Proposed Projects within the Chinatown District shall comply with the specific design requirements established in this Section, subject to the provisions of Article 6A.

1. **Street Wall Continuity.** A Street Wall of any Proposed Project shall be built to be coextensive with the building line, as defined in clause (7A) of Section 2-1, of the block on which the Street Wall faces. If there is no determinable building line of said block, then said Street Wall shall be built at a depth from the curb line equal to that of the building line farthest from the curb line of the two (2) blocks adjacent to said block, facing onto the same street. If there is no determinable building line of either of said adjacent blocks, then (a) if the Proposed Project is subject to or has elected to comply with the development review provisions of Article 31, an appropriate Street Wall location shall be determined in the development review process, or (b) otherwise, the location of the Street Wall shall be as

determined in writing by the Director of Urban Design of the Boston Redevelopment Authority or other official designated by the Director of the Boston Redevelopment Authority. The foregoing notwithstanding, within a PDA, a Street Wall of any Proposed Project shall be built at the depth from the curb line provided for in the applicable Development Plan. A Proposed Project shall comply with the requirements of this Subsection 1 with respect to each facade facing a public street, but excluding alleys and private ways.

Except as otherwise provided in this Subsection 1, Street Walls shall be continuous across a lot. However, design articulation involving deviations from the Street Wall Plane of two (2) feet or less shall be permitted across the Street Wall. Further, larger recesses and bays in Street Walls shall be permitted as follows. For Proposed Projects not subject to nor electing to comply with the development review requirements of Article 31, recesses in Street Walls shall be permitted as set forth in Table G and bay windows shall be permitted to extend from the Street Wall Plane above the ground-floor ceiling height, provided that such bay windows do not affect more than forty percent (40%) of the Street Wall Plane. For Proposed Projects which are subject to or have elected to comply with the development review requirements of Article 31, recesses and bays may be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the facade remains compatible with its historical and architectural surroundings and visual continuity in the block front is preserved, as determined by the Boston Redevelopment Authority in accordance with the urban design provisions of Article 31.

The linear frontage of any single use of the first floor of any building on a street, excluding alleys, shall not exceed forty (40) feet in the Historic Chinatown Protection Area, Liberty Tree Protection Area, and Beach/Knapp Protection Area and fifty (50) feet in the Commercial Chinatown Subdistrict. For the purposes of the preceding sentence, separate business operations shall be deemed distinct uses notwithstanding that they may be classified under the same use category. The maximum allowed linear frontage on a street of any individual entrance to an off-street parking or loading area of a Proposed Project in the Chinatown District is thirty (30) feet. The maximum allowed linear frontage on a street of any office, hotel, motel, or residential lobby of a Proposed Project in the Chinatown District, excluding areas within which PDAs are allowed and excluding the Institutional Subdistrict, is fifteen (15) feet.

TABLE G

PERMITTED STREET WALL RECESSES*

Location	Maximum Depth from the Street Wall Plane	Maximum Aggregate Surface Area
Below ground floor ceiling height	Two (2) feet	Fifty percent (50%)
	Four (4) feet	Thirty percent (30%)
Above ground floor ceiling height	Ten (10) feet	Fifty percent (50%)
	Fifteen (15) feet	Thirty percent (30%)

* The "ground floor ceiling height" means the height of the underside of the floor structure of the second floor. The "maximum aggregate surface area" means the portion, expressed as a percentage, of the surface area of the specified part of the Street Wall Plane (i.e., above the ground floor ceiling height or below) affected by recesses. The areas within which recesses are permitted are not cumulative; e.g., above the ground floor ceiling height, the maximum aggregate surface area that may be affected by recesses, whether of 10 or 15 feet, is 50%.

2. **Street Wall Height.** The Street Wall Height of Proposed Projects within the Chinatown District shall not exceed the limits set forth in Table H, except that within a PDA the Street Wall Height shall be as set forth in the approved Development Plan. The endwall of a street which is a cul-de-sac does not count as a street wall for the purposes of this Section 43-20.

TABLE H

MAXIMUM STREET WALL HEIGHTS

Location	Maximum Street Wall Height
North of Kneeland Street	
Facade on north side of Kneeland Street	80'
Facade on south side of Essex Street	80'
Facade on east side of Washington Street	80'
Facade on west side of Central Artery Corridor	80'
Facade on east or west side of Harrison Street	80'
Elsewhere north of Kneeland Street	65'
South of Kneeland Street	
Facade on south side of Kneeland Street	125'
Elsewhere south of Kneeland Street	125'

3. **Street Wall Transparency Regulations.** The provisions of this Subsection 3 shall apply only to any Proposed Project with a gross floor area of five thousand (5,000) or more square feet or and only to Street Walls facing onto Beach Street and Harrison Avenue in the Historic Chinatown Protection Area, Liberty Tree Protection Area, Beach/Knapp Protection Area and Commercial Chinatown Subdistrict. Not less than sixty percent (60%) of the Display Window Area of a Proposed Project, excluding any portion of the Display Window Area occupied by a pedestrian entrance or entrance/exit to an off-street parking or loading area shall be glazed and transparent, provided that if the Proposed Project is subject to or has elected to comply with the provisions of Article 31, the numerical standard may be waived if the extent and design of glazing and pedestrian entrances is such as will encourage active pedestrian use of the street and promote visual interest in the facade, as determined by the Boston Redevelopment Authority in development review pursuant to said Article 31. Lettering and designs painted on not more than forty percent (40%) of the required glazed surface area shall not be deemed to be inconsistent with the aforesaid glazing and transparency requirement. The foregoing shall not, however, affect or limit the applicability of Article 11, Signs, to such painted lettering or designs.

4. **Setback Requirements.**

(a) **Sky Plane Setbacks.** Other than decorative cornices and other surface ornamentation, every portion of a Proposed Project (including, but not limited to, mechanical equipment) above the Street Wall Height of such Proposed Project shall be set back by not less than five (5) feet at the Street Wall Heights set forth in Subsection 2 of this Section 43-20 except that sky plane setbacks in a PDA shall be as set forth in the approved Development Plan. Portions of a Proposed Project more than one hundred fifty-five (155) feet high should be treated in a manner to create a visually distinctive roof or other termination of the facade of the Proposed Project. The Sky Plane Setback provisions established in this paragraph shall not be applicable to the extent that, as a consequence of such provisions, the maximum possible gross floor area for any floor of a Proposed Project would be less than nine thousand (9,000) square feet.

(b) **Entrance Elements.** In order to permit the creation of a distinctive entrance element, and notwithstanding any contrary provision of paragraph (a) of this subsection 4, a portion of the front facade of a building may be built to the one hundred fifty-five (155) foot level (but in any event, not more than the applicable maximum permitted building height) without setbacks provided that such portion has a maximum horizontal dimension of 35 feet.

SECTION 43-21. District Design Guidelines for Beach/Knapp and Liberty Tree Protection Areas. Within the protection areas depicted on Map 1G of this Code as the Beach/Knapp Protection Area and the Liberty Tree Protection Area, any Proposed Project for exterior alteration or construction shall be designed such that the exterior proportions, scale, massing, window treatment, materials, colors, and architectural detailing are compatible with the observable historical and architectural character of other buildings in the area within which the

Proposed Project is located, and with streets and open spaces to which it is visually related, as identified in the Chinatown Community Plan. To preserve a lot-by-lot appearance, facade ornamentation should be varied, and facades should be divided into modules or bays to reflect the lot width established by historic buildings within each area and to continue the established bay rhythm of each block. Within these areas, any Proposed Project for exterior alteration or construction shall proceed only if the Boston Redevelopment Authority finds that the Proposed Project is consistent with the standards specified in this section.

1. **Procedure for Approval of Proposed Project.** Each application for a permit for a Proposed Project subject to the provisions of this Section shall be filed in triplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other copies as follows: one to the Boston Redevelopment Authority and the other to the Boston Landmarks Commission. The Boston Landmarks Commission may, within thirty days after the date of such transmittal, file with the Boston Redevelopment Authority a report with recommendations, together with material, maps, or plans to aid the Boston Redevelopment Authority in determining consistency with the standards for approval set forth in this Section. The Boston Redevelopment Authority shall not notify the Inspectional Services Department of its findings on the application for a Proposed Project until such report with recommendations has been received and considered, provided that if no such report is received within said thirty days, the Boston Redevelopment Authority may certify to the Inspectional Services Department its findings without such report. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the standards set forth in this Section or is not consistent with the standards set forth in this section; provided that if no such findings are transmitted to the Inspectional Services Department within forty-five (45) days of the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the standards set forth in this Section without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

2. **Special Facade Considerations.** In reaching its decision, the Boston Redevelopment Authority shall consider whether the Proposed Project will have an adverse effect on: (a) the character of the Beach/Knapp Protection Area as an area within which brick facades predominate; (b) the character of the Liberty Tree Protection Area as an area within which ornate facades and hip, gabled, and mansard roofs are distinctive elements; or (c) the lot-by-lot appearance of the district.

SECTION 43-22. Restrictions on Change of Use or Occupancy of Theaters. The Commissioner of the Inspectional Services Department shall not issue a change of use or occupancy permit for any Theater within the Chinatown District, as identified in the Chinatown Community Plan, except in accordance with the provisions of this Section.

1. **Demolition of Unsafe Theaters.** The Commissioner of the Inspectional Services Department may issue a demolition permit where the Theater or building is unsafe and demolition is required pursuant to the provisions of the Commonwealth of Massachusetts State Building Code.

2. **Authorized Change of Use or Occupancy of Theaters.** Excepting the provisions of Subsection 1 of this Section, the Commissioner of the Inspectional Services Department shall issue a change of use or occupancy permit for any Theater within the Chinatown District under the provisions of Article 6 only if the Board of Appeal finds, after reviewing the recommendations, if any, of appropriate City departments and agencies, and appropriate community and neighborhood organizations in the Midtown and Chinatown areas, and in addition to all other conditions required under Section 6-3, Section 6-3A, and Section 6-4, where applicable, that: (a) change of use or occupancy of the Theater structure will not unduly diminish the historic character of the Washington Street as a cultural, entertainment, and theatrical showcase, taking into consideration: (i) current physical characteristics of the Theater that affect its suitability for use as a Theater, including but not limited to seating capacity, interior configuration, and location; (ii) history of its use as a Theater; (iii) the likelihood of its future use for Theater production; and (iv) the Applicant's plans for replacement of the Theater structure with performing arts facilities supportive of the objectives and specifications of the Chinatown Community Plan and the Midtown Cultural District Plan. In its approval of a conditional use under this Subsection 2, the Board of Appeal shall attach as conditions and safeguards, at a minimum, that: (b) the Applicant for any Proposed Project on the lot containing a portion or all of the former site of the Theater either (i) replace that Theater with a fully equipped new Theater or other cultural facility of a condition, size, and type which is appropriate, under the circumstances pertaining at the time of the permit application, to contribute to the balance of cultural facilities responsive to the needs of the Chinatown District and Midtown Cultural District, as identified in the Chinatown Community Plan and Midtown Cultural District Plan; or (ii) substantially rehabilitate or cause the substantial rehabilitation of an existing Theater, in accordance with the provisions of Subsection 3 of this Section 43-22; and (c) the Applicant provide evidence of a long-term commitment by the Applicant itself or a third party either (i) to use the Theater or cultural facility in accordance with the Chinatown Community Plan and Midtown Cultural District Plan or (ii) to lease or otherwise transfer such Theater or cultural facility for such use (which may include a lease or transfer to the City of Boston or its designee). In the case of a new Theater, the new Theater must provide for sufficient facilities to support Theater operations, such as administrative offices, rehearsal studio space, dressing room/green room space, and storage space, as identified in the Midtown Cultural District Plan. In the case of a Theater in a building or an interior designated as a Landmark, such permit must also be authorized by the Boston Landmarks Commission, in accordance with Chapter 772 of the Acts of 1975, as amended from time to time. The Applicant shall also enter into an agreement for substantial rehabilitation of an existing Theater, as detailed in Section 38-25, where applicable.

3. **Qualification of Substantial Rehabilitation of a Theater**. Substantial rehabilitation of an existing Theater qualifying for approval under this Section 43-22 consists of: (a) major interior or structural changes for the purpose of improving the Theater's design and its viability for Theater use, including an equipment level commensurate with its anticipated use, as set forth in the Chinatown Community Plan; or (b) historic restoration of the interior of the Theater. Major exterior renovations and improvements, such as a facade restoration, may also be included in qualifying as substantial rehabilitation. Substantial rehabilitation to the interior of a Theater may include, without limitation, such work as expanding stage or wings, reraking the orchestra, increasing rehearsal, dressing room, or lobby space, or historic restoration. It may also include conversion to Theater use of a original Theater currently in other use. Substantial rehabilitation does not mean normal Theater maintenance, parking, or improvements to mechanical systems alone.

SECTION 43-23. Off-Street Parking. The provisions of Article 23, Off-Street Parking, shall govern any Proposed Project in the Chinatown District, except a Proposed Project in a PDA for which off-street parking shall be provided as required in the applicable Development Plan. The off-street parking requirements stated as applicable to a specific floor area ratio set forth in Table B of Section 13-1, including the exemption from the off-street parking requirement set forth in Section 23-6(a), shall also apply to the same floor area ratio set forth in this Article. Where a use provided for in this Article is not included in any use item number listed in Article 23, off-street parking facilities shall be provided in accordance with the requirements for the use item number listed in Article 23 which is most similar to such use. The foregoing notwithstanding, in no event shall any Proposed Project be required to provide parking in excess of that permitted under any applicable state or federal parking freeze or similar law.

SECTION 43-24. Adult Entertainment District. Within the Adult Entertainment District, Adult Entertainment Uses, identified in Appendix B, are allowed, and the prohibition of moving or flashing signs in Section 11-2 does not apply.

SECTION 43-25. Off-Street Loading. Article 24 provides the regulations governing the provision and design of off-street loading facilities for the use of any structure or land in the Chinatown District not subject to the provisions of Article 31, Development Review Requirements. Where a use provided for in this Article is not included in any use item number listed in Article 24, off-street loading facilities shall be provided in accordance with the requirements for the use item number listed in Article 24 which is most similar to such use. The provision and design of off-street loading facilities for the use of any structure or land which is subject to the provisions of Article 31 shall be determined through the Development Review Requirements process.

SECTION 43-26. Regulations. The Boston Redevelopment Authority may promulgate regulations to administer this Article.

SECTION 43-27. Severability. The provisions of this Article are severable, and if any such provision or provisions shall be held invalid by any decision of

any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.

SECTION 43-28. Appendices. The following appendices to this Article are incorporated herein:

1. Appendix A - Definitions
2. Appendix B - Use Categories
3. Appendix C - Eligible Theaters, Historic Buildings,and Landmarks

APPENDIX A to ARTICLE 43
Definitions

For the purposes of this article only, the following words and phrases, when capitalized, shall have the meanings indicated.

1. "Adjusted Income" is defined as it is in 24 CFR 813.102, as amended, or as set forth in regulations adopted in accordance with Section 43-24.

2. "Affordable" means, in the case of an owner-occupied dwelling unit, requiring the expenditure by a Low-Income or Moderate-Income Household for mortgage and insurance payments, real estate taxes, and condominium fees of not more than thirty percent (30%) of its Adjusted Income to occupy the unit, and, in the case of a renter-occupied dwelling unit, requiring the expenditure by a Low-Income or Moderate--Income Household for rent payments of not more than thirty percent (30%) of its Adjusted Income to occupy the unit.

3. "Annual Income" is defined as it is in 24 CFR 813.106, as amended, or as set forth in regulations adopted in accordance with Section 43-24.

4. "Applicant" means any person or entity having a legal or equitable interest in a Proposed Project subject to the provisions of this article, as set forth in Section 43-4, or the authorized agent of any such person or entity.

5. "Best Efforts" has the meaning ascribed in Section 43-19.1.

6. "Chinatown" or "Chinatown District" means the area depicted on Appendix A to this article and on a map entitled "Map 1G Chinatown District" of the series of maps entitled "Zoning Districts - City of Boston" as amended.

7. "Chinatown Community Plan" means the plan of the same name, adopted by the Boston Redevelopment Authority on March 29, 1990.

8. "Chinatown District Zoning Plan" means the regulations imposed by this article.

9. "Display Window Area" means that portion of the Street Wall between (i) a height of two (2) feet above the ground floor and (ii) the height of the underside of the floor structure of the second floor, or fourteen (14) feet, whichever is less.

10. "FAR" means Floor Area Ratio, as defined in clause (20) of Section 2-1.

11. "Ground Level Uses" has the meaning ascribed in Section 43-19.3.

12. "Historic Building" means a building listed on the Massachusetts Register of Historic Places.

13. "Landmark" means any building or structure designated a landmark pursuant to Chapter 772 of the Acts of 1975, as amended.

14. "Level of Service" means the functional capacity of a traffic intersection as measured by the ratio between the volume of vehicles passing through the intersection and the capacity of the intersection.

15. "Low-Income Household" means any household whose Annual Income does not exceed 50% of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.

16. "Map 1G" means Map 1G Chinatown District (supplemental to 'Map 1 Boston Proper') of the series of maps entitled "Zoning Districts - City of Boston," as amended.

17. "Median Gross Income" is defined as it is by the United States Department of Housing and Urban Development, pursuant to 24 CFR Section 813.102, as amended, or as set forth in regulations adopted in accordance with Section 43-16.

18. "Moderate-Income Household" means any household whose Annual Income does not exceed 80% of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.

19. "Neighborhood Business Establishments" means a business firm with fixed offices or distribution points located within the boundaries of the Chinatown District and with a business address within such boundaries. A residential address may be used to establish status as a "Neighborhood Business Establishment."

20. "Peak Hours" means the periods from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m., Monday through Friday.

21. "Proposed Project" means the demolition, erection, reconstruction, structural alteration, or extension of any structure or part thereof, or the change of use of any structure or land, for which the Applicant is required to obtain a building or use permit. A Proposed Project may proceed in phases and may include more than one building, structure, or use.

22. "Public Agency" means a department, agency, board, commission, authority, or other instrumentality of the Commonwealth of Massachusetts, or one or more political subdivisions of the Commonwealth, or of the United States.

23. "State Building Code" means the state building code and amendments and rules and regulations thereto as promulgated by the board of building regulations under sections ninety-three, ninety-four, and ninety-five of Chapter One Hundred Forty Three of the General Laws.

24. "Street Wall" means the portion of the exterior wall (including recesses, bays, windows, doors, and other features) of a Proposed Project that fronts on a public street (excluding public alleys) and is below the Street Wall Height, determined pursuant to Section 43-20.

25. "Street Wall Plane" means the planar surface of the Street Wall (disregarding recesses, bays, windows, doors, etc.) required pursuant to Section 43-20.

26. "Substantial Accord" means, with respect to building height, that the vertical distance from grade to the top of the structure of the last occupied floor shall not exceed the specified height limit for the applicable district or subdistrict by more than the lesser of (i) ten (10) feet or (ii) two-thirds of the average floor-to-floor height of the building, excluding the ground floor. "Substantial Accord" shall not be interpreted as allowing a Proposed Project to exceed the maximum permitted FAR.

27. "Theater" means a facility equipped for the production and presentation of performing and visual arts events.

28. "Underlying Zoning" means all zoning regulations, with the exception of this article, which are contained in this code

29. "Zoning Relief" means any zoning variance, exception, conditional use permit, interim planning permit, or zoning map or text change, or any other relief granted by the Zoning Commission or the Board of Appeal.

APPENDIX B to ARTICLE 43

Use Categories

The following uses are regulated pursuant to Section 43-19.

Adult Entertainment Uses. As set forth in Use Item No. 34A and No. 38A of Table A of Section 8-7, adult entertainment uses shall be allowed only within the Adult Entertainment District, established pursuant to Section 3-1A by Map Amendment No. 130.

Community Retail Uses. Store primarily serving the retail business needs of the Chinatown Community, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, prescription drugs, health and beauty products, tobacco products, clothing, drygoods, books, flowers, paint, hardware and minor household appliances.

Community Uses. A facility which provides educational, recreational, advocacy, informational, consulting, or support services on a non-profit basis to the community, in areas such as housing, employment, job training, law, health care, child care, and senior care.

Cultural Uses. Art galleries (both commercial and non-profit); music, dancing, visual arts, performance or theatrical studios.

Day Care Uses. Day care facility.

Educational Uses. Nursery school; kindergarten; or elementary or secondary school; trade, professional, or other school; adult education facility.

Entertainment Uses. Auditorium; theater, including a motion picture theater but not a drive-in theater; concert hall; dance hall; bowling alley; skating rink; pool room; billiard parlor; or any commercial establishment maintaining and operating any amusement game machine, other than as an accessory use.

General Retail Uses. Department store; furniture store; general merchandise mart; or other store serving the general retail business needs of a major part of the city, including accessory storage.

Group Care Residence, General. General group care residence, as defined by Section 2-1(22A).

Group Care Residence, Limited. Limited group care residence, as defined by Section 2-1(22B), provided that a cooperation agreement exists relating to the location and operation of such facilities between the Boston Redevelopment Authority, the City of Boston and the agency of the Commonwealth operating, licensing, or regulating such facilities.

Institutional Uses. College or university granting degrees by authority of the Commonwealth of Massachusetts; hospital or sanatorium; professional offices

accessory to a hospital or sanatorium whether or not on the same lot; clinic; scientific research and teaching laboratory.

Light Manufacturing Uses. The design, development, manufacture, compounding, packaging, processing, fabrication, altering, assembly, repairing, servicing, renting, testing, handling, or transfer of products including electronic and communication products, metal and wood products, office equipment or machinery, pharmaceutical products, or textile products.

Office Uses. Office of professional persons and clinics, not accessory to a main use; real estate, insurance, or other agency or government office; post office; bank (other than drive-in bank or similar establishment); offices of cultural groups; or display or sales space of a wholesale, jobbing, or distributing house.

Open Space Uses. Open space in public ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources; or open space in private ownership for active or passive recreational use or for the conservation of natural resources; open space recreational building; or private grounds for games and sports not conducted for profit.

Private Club Uses. Private club operated for members only; quarters of fraternal organizations.

Public Service Uses. Public service pumping station; public service sub-station; automatic telephone exchange; fire station; or police station; provided that the requirements of St. 1956, c.665 s.2, where apt, are met.

Religious Uses. Place of worship; monastery; convent; or parish house.

Residential Conversion. Any dwelling converted for more families, provided that, after conversion, any nonconformity as to floor area ratio is no greater than prior to conversion.

Residential Uses. Detached dwelling occupied by not more than two families; semi-detached dwelling occupied by not more than two families on each side of a party wall; attached or row house occupied by not more than two families in each structure between fire walls; multi-family dwellings; any dwelling converted for more families, where structures after conversion will conform to the code; lodging or boarding house; apartment hotel; artists' mixed-use; convalescent, nursing or rest home; orphanage.

Residential uses include any Affordable dwelling units, including but not limited to Affordable dwelling units which are rental units, condominiums, or limited equity share cooperatives.

Restaurant Uses. Lunchroom, restaurant, cafeteria or other place for the service or sale of food or drink for on-premises consumption, and the sale over the counter, wholly incidental to such restaurant use, of food or dishes prepared on premises for on- or off-premises consumption, ready for take out.

Service Uses. Barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or drycleaner; tailor shop; hand laundry; drycleaning shop; or similar use.

Special Service Uses. Funeral home; undertaker's establishment; mortuary; animal hospital or clinic; kennel; pound; and poultry shop.

Take-Out Restaurant Uses. Sale over the counter, not wholly incidental to a local retail business or restaurant use,of on-premises prepared food or drink for on- off-premises consumption, if, as so sold, such food or drink is ready for take-out.

Theater Conversion. Change of use or occupancy of a Theater.

Trade Uses. A retail use which provides custom-crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service, such as a caterer's establishment; food processing establishment; printing shop; taxidermist's shop; upholster's shop; carpenter's shop; electrician's shop; crafts' shop; jeweler's shop; novelty products shop; art metal craft shop; art needle work shop; sewing shop; dressmaking shop; fabric or yarn shop; gift shop; clock or watch shop, or repair shop; antique store; appliance repair shop; wallpaper shop; musical instruments repair shop; shoe repair shop; radio and television repair shop; or plumber's shop; or similar use.

Transportation Uses. Bus terminal; bus station; railroad passenger station; motor freight terminal; yard for storing or servicing trucks or buses; rail freight terminal; or storage yard accessory to railroad operation, except such transportation uses are conditional in the Chinatown Gateway Special Study Area.

Vehicular Uses. Repair garage; gasoline service station; car wash; sale of automobiles and trucks where operation is carried on within a structure; outdoor sale or display for sale of new or used motor vehicles; automobile rental agency; or establishment for sale and installation within a building of batteries, seat covers, tires, and similar automotive parts and accessories, except such vehicular uses are conditional in the Chinatown Gateway Special Study Area.

Wholesale Uses. Wholesale business, including accessory storage (other than of flammable liquids, gases and explosives) in roofed structures, except such uses are allowed in the Chinatown Gateway Special Study Area.

Ancillary Uses. Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and for which it would be a lawful accessory use if it were on the same lot; provided that, any such use shall be subject to the same restrictions, conditions, limitations, provisos, and safeguards as the use to which it is ancillary.

APPENDIX C to ARTICLE 43

Eligible Theaters, Historic Buildings, and Landmarks

	Buildings	Address
1.	Liberty Tree	628, 636, 638, 644 Washington
2.	Pilgrim Theatre	658 Washington
3.	Stuart Theatre	696-702 Washington
4.	Center Theatre (Globe Theatre)	688-692 Washington
5.	11-31 Essex Street	11-31 Essex Street
6.	Kingston Building	105-107 Essex Street
7.	Chinese Merchant Association	20 Hudson Street
8.	Auchmuty Building	104-122 Kingston Street
9.	121-127 Kingston Street	121-127 Kingston Street
10.	129-131 Kingston Street	129-131 Kingston Street
11.	4-11 Oxford Place	4-11 Oxford Place
12.	17-23 Beach Street	17-23 Beach Street
13.	25-29 Beach Street	25-29 Beach Street
14.	5 Knapp Street	5 Knapp Street
15.	7 Knapp Street	7 Knapp Street
16.	9-23 Knapp Street	9-23 Knapp Street

Text Amendment Application No. 167 Text Amendment No. 137

Richard B Fowler
Chairman

Robert L Man
Vice Chairman

Edward J DiAgostino

Robert Fordan

Anne Marie Fenzel

Jean M McGuire

Joseph W Joyce

In Zoning Commission Adopted May 30, 1990

Attest: Marguerite Heidelberg
Secretary

Text Amendment Application No. 167

Text Amendment No. 137

Mayor, City of Boston

Date: June 14, 1990

The foregoing amendment was presented to the Mayor on June 4, 1990, and was signed by him on June 14, 1990, whereupon it became effective on June 14, 1990, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Hildebrand
Secretary

ATTACHMENT K

Letters of Community Support for the Project

Due the tremendous need for affordable housing in Chinatown and strength of development team, this project has generated tremendous community and city-wide support. This is documented by written letters of support by approximately 130 elected officials, institutions, community groups, businesses, abutters and individuals as well as a petition signed by 890 members of the Asian community in support of ACDC's application for EOCD's Combined Funding Round. As an indication that community support for project is continuing to grow, ACDC has submitted over 40 additional letters of support and a petition signed by over 2,000 members of the Community and other supporters requesting that the Commonwealth make the RDAL commitment and funding available to ACDC in a timely manner.

EXECUTIVE
OFFICE OF
COMMUNITIES &
DEVELOPMENT

Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

December 7, 1990

Asian Community Development Corp.
360B Trement Street
Boston, MA 02111

RE: Chinatown Parcel R3-B Project, Boston, MA

Dear Gentlepeople:

I am pleased to inform you that the application made for the above referenced project has been approved for funding by the Executive Office of Communities and Development (EOCD). While the level of demand for scarce resources was tremendous, it was determined that your project was among those most worthy of support. Subject to the terms and conditions to be set forth in reservation letters for each of the respective programs, the following funds will be conditionally reserved for the project:

Rental Development Action Loan up to $250,000

At the time of this award, we are alos awarding the City of Boston a set aside of CDAG funds. We anticipate that you will work with the City to address the project's need for assistance.

As with all State resources, funding is conditional upon appropriation by the General Court of the Commonwealth of Massachusetts and release of funds by the Executive Office of Administration and Finance. Letters delineating the specific terms and conditions of the reservation for each program will be forwarded to you within the next few weeks by the respective program staff.

Awards that include resources for more than one program are offered as a package. All of the terms and conditions of each of the programs must be satisfied. Any change in the funding package may be cause for re-evaluation of the project and could result in a withdrawal of all program reservations.

If you have any questions, do not hesitate to call Robin Welch at 617/727-8495.

00 Cambridge Street
Boston, Massachusetts 02202

Again, congratulations on your success. EOCD appreciates your commitment to helping to provide housing opportunities for lower income citizens.

Sincerely,

Amy S. Anthony
Secretary

TUFTS-NEW ENGLAND MEDICAL CENTER

171 Harrison Avenue, Boston, Massachusetts 02111

An Association of the New England Medical Center Hospitals, Tufts University Schools of Medicine and Dental Medicine and the Bingham Associates Fund and Trust

November 29, 1990

Ms. Amy S. Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms. Anthony,

The Tufts-New England Medical Center would like to reiterate its support of the development of affordable housing proposed by the Asian Community Development Corporation for the Parcel R3-B in Chinatown. To further facilitate the development of this important housing project while addressing institutional needs for employee parking and office space, we are interested in exploring further creative concepts with the Chinatown community and the BRA.

To help expedite the development of the much needed affordable housing and service space in the Chinatown community, we are prepared to pursue related issues and concerns with the interested parties. Again, we urge you to grant your favorable considerations in the current Combined Funding Rounds for the funding request submitted by the Asian Community Development Corporation to develop immediately 100 units of rental housing in Chinatown.

Sincerely,

David J. Trull, Chairman
Tufts-New England Medical Center

cc: Stephen Coyle, BRA
Edward Ehrlich, T-NEMC
Peter Gagliard, EOCD
Jerome H. Grossman, M.D., NEMC
Gerald Kavanaugh, BRA
Anne Levine, NEMC
David Moffatt, Tufts
Lynn Shields, EOCD

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

693.9505

December 4, 1990

Ms. Amy Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street, Rm. 1804
Boston, MA 02202

RE: EOCD Combined Funding Round Application
BRA Chinatown Parcel R3-B Project

Dear Ms. Anthony:

I understand that your office has requested additional information on linkage commitments regarding the housing development project proposed by the Asian Community Development Corporation (ACDC) for Parcel R3-B in Chinatown.

The development of 100 units of rental housing proposed by the ACDC for Parcel R3-B on Oak and Washington Streets represents the first large scale construction of affordable housing in Chinatown since the completion of the Mass Pike Tower in 1974. As proposed, 58 percent of the units will be affordable to low- and moderate-income families. In addition, 30 percent of the units will be 3-bedroom units and 10 percent 4-bedroom units, serving the special needs of the extended households typical in Chinatown. The Parcel R-3B project also represents six years of planning and a board-base consensus building among the community.

I would like to reiterate that the Authority and the city are fully committed to an accelerated timetable on the project. ACDC has a Board of Directors and staff with a distinguished track record in active community outreach and in housing and tenant rights advocacy. With the assistance from its development consultant, the Community Builders. and its architect, Woo and Williams, ACDC is prepared to move expeditiously through mortgage approvals and into construction by next spring.

The Authority will provide its full support for a housing creation proposal to the Neighborhood Housing Trust for the necessary amount outlined in ACDC's proposal. Among the potential resources available to Chinatown are the Housing Creation linkage contributions from the One Lincoln Street Project currently estimated to be about $2.2 million. The City

of Boston's linkage funds and land contribution, when combined with State assistance from the Executive Office of Communities and Development (EOCD), at the level requested, will assure the success of this project.

I suggest that both the city and the state need to engage in a concerted effort to ameliorate the acute housing shortage that has long afflicted the poor immigrant families in Chinatown. We can move ahead with the final design development, public approvals, and mortgage underwriting processes that are currently stalled awaiting subsidy commitment. The Authority is committed to move the Chinatown Parcel R3-B Project immediately and to deploy all necessary resources to keep it on an accelerated development schedule.

Thank you for your attention in this matter. We look forward to initiating with EOCD this most important housing development.

Sincerely,

Stephen Coyle

SUPPORT LETTERS

Due to the well documented need for affordable housing in Chinatown and the strength of the development team, Oak Street Village has generated tremendous community and city-wide support. ACDC has on file over 130 support letters and a petition signed by 890 members of the Asian community endorsing its Oak Street Village project. The following elected officials, institutions, community groups, businesses, abutters, and individuals have given ACDC support letters.

Elected Officials:

City Councillor at Large Rosaria Salerno
City Councillor James M. Kelly
City Councillor Bruce C. Bolling
State Representative Salvatore Dimasi

Institutions:

Stephen Coyle, Director
Boston Redevelopment Authority (BRA)
Thomas O'Malley, Assistant Director
Neighborhood Housing and Development (BRA)
New England Medical Center

Chinatown Organizations:

Chinatown-South Cove Neighborhood Council
Quincy School Community Council
Chinese Consolidated Benevolent Association
Boston Chinese Youth Essential Services
South Cove Community Health Center
Chinese American Civic Association
Chinese Cultural Institute
Greater Boston YMCA
Asian American Resource Workshop
Chinatown Housing and Land Development Task Force
Chinese Progressive Association/Worker's Center
South Cove Nursing
Boston Chinese Evangelical Church
Tai Tung Apartments
Castle Square Tenants Organization

Chinatown Businesses:

Asian-American Chinatown Business Association
Imperial Teahouse Restaurant
Sun Sun Co. Inc.
Ho Toy Noodle, Inc.

COMMUNITY SUPPORT

In just one year of operation, ACDC has generated tremendous community and city-wide support. The following is a list of individuals and organizations who have submitted enthusiastic letters of support for ACDC's proposal to develop R3-R3A.

Letters of Interest from Financial Institutions received from:

Robert Pyne, Director of Development
Massachusetts Housing Finance Agency

Nick Nibi, Director, Office of Housing
U.S. Department of Housing and Urban Development

Carol M. Hackett, Project Manager, Equity Finance
Greater Boston Community Development, Inc.

Carl A. Sussman, Executive Director
Massachusetts Community Economic Development Assistance Corporation

Bonnie S. Heudorfer, Senior Consultant, Community Investment Dept., Bank of Boston

Edward D. Belz, Assistant Vice President
Home Owners Federal Savings

Letters of Support/Endorsement received from:

Elected Official:

John Joseph Moakley, Congressman
House of Representatives

Joseph P. Kennedy II, Congressman
House of Representatives

Salvatore F. DiMasi, Representative
State House of Representatives

James Kelly, City Councilor
Boston City Council

Bruce Bolling, City Councilor
Boston City Council

Rosaria Salerno, City Councilor At-Large
Boston City Council

Institution:

Amy Anthony, Secretary
Executive Office of Communities & Development

Joseph Nigro, General Agent/Secretary Treasurer
Boston Building Trades Council

Reverend Jacob Fung, Senior Pastor
Boston Chinese Evangelical Church

Rev. Sid Figlia
Don Bosco High School

Organization:

Jane Leung, Executive Director
Boston Chinese Youth Essential Services

Helen Chin Schlichte, President
South Cove Nursing Facilities Foundation, Inc.

Frederick Dow, Executive Director
Asian American Resource Workshop

Jerome Grossman, President
New England Medical Center Hospitals

Carol Lee, President
Chinatown Housing and Land Development Task Force

Doris Chu, President
Chinese Culture Institute

Marilyn Wu, Chairperson
South End Rainbow

Lawland Long, Executive Director
Frances Yee, Chairperson
Qunicy School Community Council

Herman Lee, Board President
Frances Chang, Executive Director
South Cove Community Health Center

Henry Wong, President
Suzanne Lee, Chairperson
Chinese Progressive Association

Paul M. Yee, President
Chinese American Civic Association

Peter K. Chan, Co-President
Gee How Oak Tin Association

(Letter of Support, Organization, cont'd):

Stella Kam, N.E. Regional Manager
Centre Daily News

Kylser Yen, Editor
Sing Tao Newspaper

Clara L. Garcia, Executive Director
Inquilinos Boricuas En Accion

Larry Murray, Chairperson
Midtown/Cultural District Task Force

Robert M. Coard, Executive Director
Action For Boston Community Development, Inc.

Chuck Turner, Executive Director
Center for Community Action

Business:

Nick Chau
Tai Tung Pharmacy

Reginald Wong
RWCO Construction Company

Robert Chin
B.W.W.L. Associates, Inc.

Lorraine Chin
Wong Soon Noodle, Inc.

Barry Wong
Ho Toy Noodle Company

Catherine Kwan
Oriental Gift & Design, Inc.

Jones Gee
Audio-Visual And Video Services

Jill Cheng
Cheng & Tsui Company

John Wong
Imperial Teahouse Restaurant

Joseph Yuu
Mei Lei Wa Restaurant

Joseph and Maria Wong
Betgoon Maria Wong Insurance Agency

Individual:

Professor Marie Kenney,
University of Mass. - Boston

Professor Mel King, Director
Community Fellows Program, MIT

Daniel Lam

Carol Lee

Mary Wilson-McEntee

Valerie Wong

Jeffery Young

Carlton Sagara

Ming S. Yang

Chin Loy Duey

Shi Yan Lee

Marilyn Lee Tom

Terry L.N. Chin, O.D.

Mabel Chin

Toy Ping Goon

Dorothy Ley

William Chan, D.M.D.

R3-R3A Abutters Petition:

Albert Chin

Karen J. Chin

Neil Chin

Betty Chin

Kam Ton Wong

Wing Koey Wong

Bing Wong

Randy Eng

R3-R3A Abutters Petition, cont'd:

Phil Eng

Raymond Eng

Anna Eng

Kuen Ling Eng

Zhao Zhi Chen

Joseph M. Briscol

Will Diveth

Seo Chai

Yee Shook Fong

Liz Fong

Marie Moy

Mabel Chin

Fook Sun Leung

Dei Wen Yang

Choa J. Tam

Harold Loy

Shi Nam Leong

Kong Tam

Wong Hang

Rui Guang Wai

Loy Duey Chin

John Chin

Ngi Jan Chin

Lai Chin

Robert Zehihe

Elizabeth McCarthy

In addition, ACDC has collected 890 community member signatures on a petition endorsing ACDC to be designated developer of Parcel R3-R3A.

ATTACHMENT L

Detailed Work Write-up of Rehabilitation

ASIAN COMMUNITY DEVELOPMENT CORPORATION
BRA PARCEL R3-B, CHINATOWN BOSTON
ATTACHMENT L: DETAILED WORK WRITE-UP

Line	Div	TRADE ITEM	TOTAL AMOUNT
1	3	concrete	794,900
2	4	masonry	883,700
3	5	metals	1,299,700
4	6	rough carpentry	187,400
5	6	finish carpentry	277,300
6	7	waterprofing	121,900
7	7	insulation	
8	7	roofing	184,600
9	7	sheet metal	
10	8	doors	245,300
11	8	windows	557,900
12	8	glass	
13	9	lath & plaster	
14	9	drywall	761,800
15	9	tile work	4,600
16	9	acoustical	18,700
17	9	wood flooring	
18	9	resilient flooring	54,900
19	9	paint & decorating	200,400
20	10	specialties	85,300
21	11	special equipment	
22	11	cabinets	152,400
23	11	appliances	58,500
24	12	blinds & shades	15,200
25	12	carpet	97,500
26	13	special construction	15,200
27	14	elevators	76,200
28	15	plumbing and hot water	792,300
29	15	heat and ventilation	502,800
30	15	air conditioning	
31	16	electrical	601,800
32		Accessory Buildings	
33		Other/misc	87,600
34		SUBTOTAL STRUCT (1 to 33)	8,078,000
35	2	clearance & demolition	200,000
36	2	site utilities	60,000
37	2	roads and walks	100,000
38	2	site improvements	300,000
39	2	lawns & planting	120,000
40	2	unusual site conditions	
41		SUBTOTAL LAND (35 to 40)	780,000
42		TOTAL IMPROVEMENTS (34 + 41)	8,858,000
43	1	GENERAL CONDITIONS	443,000
44		SUBTOTAL (42+43)	9,301,000
45	1	builders overhead	186,000
46	1	builders profit	465,000
47		TOTAL AMOUNT (44+45+46)	9,952,000

ATTACHMENT M

15 Year Operating Proforma

ASIAN COMMUNITY DEVELOPMENT CORPORATION
PARCEL R3B DEVELOPMENT PROPOSAL
FINANCIAL PLAN

04/29/91

ATTACHMENT N - 15 YEAR OPERATING PRO FORMA
(Total Dollars, in THOUSANDS)

RENTAL INCOME	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Low Income Assisted Rent	4.0% infl.	611	636	661	688	715	744	773	804	836	870	905	941	979	1,018	1,058
Low Income Credit Rents	4.0% infl.	51	53	55	58	60	62	65	67	70	73	76	79	82	85	89
Market Rents	4.0% infl.	389	405	421	438	455	474	493	512	533	554	576	599	623	648	674
TOTAL RENTAL INCOME		1,052	1,094	1,137	1,183	1,230	1,279	1,331	1,384	1,439	1,497	1,557	1,619	1,684	1,751	1,821
PARKING INCOME - GARAGE	5.0% infl.	32	33	35	36	38	40	42	44	47	49	51	54	57	59	62
LAUNDRY INCOME	5.0% infl.	6	6	6	7	7	7	8	8	9	9	9	10	10	11	11
POTENTIAL GROSS INCOME		1,089	1,133	1,178	1,226	1,276	1,327	1,381	1,436	1,494	1,555	1,617	1,683	1,751	1,821	1,895
VACANCY - market @	5.0%	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(34)
- low @	3.0%	(20)	(21)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(31)	(32)	(33)	(34)
EFFECTIVE RESIDENTIAL INCOME		1,050	1,092	1,136	1,182	1,230	1,279	1,331	1,385	1,440	1,499	1,559	1,622	1,688	1,756	1,827
BRA OPERATING CONTRIBUTION		76	76	76	76	76	76	76	76	76	76	76	76	76	76	76
LINKAGE CONTRIBUTIONS		270	261	252	242	233	223	212	202	191	180	169	157	145	133	121
R-DAL		250	242	233	224	215	206	197	187	177	167	156	145	135	123	112
EFFECTIVE GROSS INCOME		1,646	1,671	1,697	1,724	1,753	1,784	1,816	1,849	1,884	1,921	1,960	2,001	2,043	2,088	2,135
OPERATING EXPENSES	5.0% infl.	500	525	551	579	608	638	670	704	739	776	814	855	898	943	990
NET INCOME AVAILABLE FOR DEBT SERVICE		1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146
DEBT SERVICE @ DS K =	9.26%	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041
DEBT SERVICE COVERAGE		104	104	104	104	104	104	104	104	104	104	104	104	104	104	104
CASE FLOW		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PV of Linkage Annuities @ 8.50%
Amount that must be available in Year 1 = 1,790,000
Amount that must be available at construction loan closing = 1,560,000

TOTAL R-DAL @ 8.50% 1,653,560

ATTACHMENT N

HUD Previous Participation Certifications

ATTACHMENT N

HUD Previous Participation Certifications

The Asian Community Development Corporaton (ACDC) is a newly formed development entity and have "No previous participation - First Experience."

Attached please find the HUD previous participation certification of The Community Builders, ACDC's development consultant and management agent, and R.W. Granger & Sons, ACDC's General Contractor.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER AND
U.S. DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PREVIOUS PARTICIPATION CERTIFICATION

PART I - CERTIFICATE *(To be completed by Principals of Multifamily Projects.)*

1. TO: *(Name and City of HUD Area Office or USDA-FmHA District Office where the Application is Filed.)*
City of Boston, Public Facilities Department
15 Beacon Street, Boston, MA 02108

2. PROJECT NAME, I.D., OR PROJECT NUMBER AND CITY STATE CONTAINED IN THE APPLICATION
Chinatown Parcel P33
Boston, MA
ALSO:
SECTION 8 CONTRACT NUMBER

3. LOAN OR CONTRACT AMOUNT
$ 11,246,000

4. NUMBER OF UNITS OR BEDS
100

5. SECTION OF ACT *(If known)*

6. TYPE OF PROJECT *(Check One)*
☐ Existing ☐ Rehabilitation
☒ Proposed *(New)*

LIST OF ALL PROPOSED PRINCIPAL PARTICIPANTS

7. Alphabetical List of the Full Names *(last name first)* and Address of all known principals and affiliates *(people, businesses and organizations)* proposing to participate in the project described above.	8. Role of Each Principal	9. Expected % Interest in Ownership	10. Social Security or IRS Employer Number
The Community Builders, Inc. Stephen H. Anthony, President John F. Bok, Vice President Jonathan M. Keyes, Treasurer Christopher L. Noble, Clerk Patrick E. Clancy, Executive Director		0	04-2324773

CERTIFICATION

I *(Impressing the individual who signs as well as the corporation, partnership or other parties listed above who certify)* hereby apply to HUD or USDA-FmHA, as the case may be, for approval to participate as a principal in the role and project listed above based upon my following previous participation record and this Certificate.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits signed by me and attached to this form.

A. I further certify that:

1. Schedule A contains a listing of every assisted or insured project of HUD, USDA-FmHA and State and Local Government housing finance agencies in which I have been or am now a principal.
2. For the period beginning 10 years prior to the date of this certification, and except as shown by me on the certificate,
   a. No mortgage on a project listed by me has ever been in default, assigned to the Government or foreclosed, nor has mortgage relief by the mortgagee been given;
   b. I have not experienced defaults or noncompliances under any Conventional Contract or Turnkey Contract or Sale in connection with a public housing project;
   c. To the best of my knowledge, there are no unresolved findings raised as a result of HUD audits, management reviews or other Governmental investigations concerning me or my projects;
   d. There has not been a suspension or termination of payments under any HUD assistance contract in which I have had a legal or beneficial interest attributable to my fault or negligence;
   e. I have not been convicted of a felony and am not presently, to my knowledge, the subject of a complaint or indictment charging a felony. *(A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);*
   f. I have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.
   g. I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond.
3. All the names of the parties, known to me to be principals in this project(s) in which I propose to participate, are listed above.
4. I am not a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in HUD's Standard of Conduct in 24 CFR 0.735.208(a)(2)/USDA's Standard of Conduct in 7 CFR Part 0 Subpart B.
5. I am not a principal participant in an assisted or insured project the date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification have not been filed with HUD or FmHA.
6. To my knowledge I have not been found by HUD or FmHA to be in noncompliance with any applicable civil rights laws.
8. *(APPLICABLE TO GENERAL PARTNERS OR PROJECT OWNERS ONLY)*
   All the parties who are principals or who are proposed as principals here are listed above and no principals or identities of interest are concealed or omitted.

C. I am not a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.

D. Statements above *(If any)* to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion *(If any)* and have attached a true and accurate signed statement *(If applicable)* to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this project.

Typed or Printed Name of Principal	Signature of Principal	Title, Role or Capacity	Date	Area Code and Telephone No.
Patrick E. Clancy		Executive Director		(617) 695-9595

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.

THIS FORM WAS PREPARED BY *(Please print name)* | AREA CODE & TELEPHONE NO.
(617) 695-9595

REPORT OF INSPECTOR GENERAL - INTERNAL PROCESSING ONLY

THE INDICES OF THE INSPECTOR GENERAL'S OFFICE HAVE BEEN CHECKED FOR THE NAMES OF THE PRINCIPALS LISTED IN PART I ABOVE AND: ☐ a. WE HAVE NO INFORMATION; OR ☐ b. WE HAVE INFORMATION AND A REPORT IS ATTACHED

DATE	TITLE	SIGNATURE

Form Approved
OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

NOTE Read and follow the attached instructions sheet carefully, Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1 List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5 RESERVED FOR HUD PROCESSING
Schedule A The Community Builders, Inc.	023-55040, 023-55042, 023-55043, 023-55050, 023-55044, 023-55053, 023-55068, 023-55082, SECD Housing Trust 103 Projects 102-109, Boston, MA; HUD Section 221(d)(3); 83 units	Development Consultant, 5/64 - 9/68; Management Agent, 1966 - present	Mortgage Relief (see Note 3)	
The Community Builders, Inc.	023-35034; SECD Housing Trust 103 Project 110, Boston, MA; HUD Sec. 312; 10 units	Development Consultant, 10/66 - 9/68; Management Agent, 6/70 - present	Assignment (see Note 4)	
The Community Builders, Inc.	023-44015; South End Tenants Houses I, Boston, MA; HUD Sec. 236; 100 units	Development Consultant, 2/69 - 10/72	Mortgage Relief (See Note 3)	
The Community Builders, Inc.	023-44181; South End Parcel 19 Redevelopment, Boston, MA; HUD Sec. 236; 71 units	Development Consultant, 1/70 - 10/72	None Mortgage Relief (see Note 3)	
The Community Builders, Inc.	MA2-49; ETC Turnkey Housing for the Elderly, Boston, MA: HUD Turnkey; 201 units	Development Consultant, 7/71 - 11/74	None	
The Community Builders, Inc.	023-44188; South End Tenants Houses, II, Boston, MA: HUD Sec. 236; 185 units	Development Consultant, 4/71 - 5/75	Mortgage Relief (see Note 3)	

(continued)

PART II - INTERNAL PROCESSING ONLY

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:

DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
A review of the records and project files of this office relative to the above listed parties and projects reveals:

☐ A. No adverse information, Form HUD-2530 approval is recommended; ☐ B. Problems exist, ly memorandum on them is attached

DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

NOTE: Read and follow the attached instructions sheet carefully, Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1 List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosure. If None, write "None."	5 RESERVED FOR HUD PROCESSING
Schedule A, Continued The Community Builders, Inc.	MHFA #73-024-N, Central Grammar Apartments, Gloucester, MA; MHFA, 80 units	Development Consultant, 12/72 - 10/75; Management Agent 10/75 - Present	None	
The Community Builders, Inc.	023-147-N1; St. Stephen's Tower Apts., Lynn, MA: MHFA Sec. 236; 130 Units	Development Consultant, 11/70 - 1/76; Management Agent 4/76 - Present	None	
The Community Builders, Inc.	023-44101; Vivendas La Victoria I, Boston, MA: HUD Section 236; 181 Units	Development Consultant, 7/70 7/75	None	
The Community Builders, Inc.	MHFA #71-136; Lincoln Woods, Lincoln, MA; MHFA; 125 units	Development Consultant, 1/72 - 12/76, Management Agent, 12/75 - 5/79	None	
The Community Builders, Inc.	MA06-H058-014; Casas Borinquen, Boston, MA; MHFA Sec. 8; 36 units	Development Consultant, 9/74 - 6/76	None *(continued)	

PART II - INTERNAL PROCESSING ONLY

1 Received by the Field Office, checked by me for accuracy and completeness and found ready for processing.

DATE | FTS TELEPHONE NUMBER

SUPERVISOR PROCESSING CONTROL AND REPORTS UNIT

2 TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C
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DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

Form Approved
OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

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NOTE Read and follow the attached instructions sheet carefully, Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy If you have no previous projects write by your name "No previous participation - First Experience.

1 List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5 RESERVED FOR HUD PROCESSING
Schedule A, Continued The Community Builders, Inc.	MHFA #74-053; King's Lynne Apartments, Lynn, MA; MHFA; 441 units	Development Consultant, 9/72 - 12/78	None	
The Community Builders, Inc.	023-EH-012; Woodbourne Apts., Boston, MA; HUD Sec. 202/8; 75 units	Development Consultant, 4/77 - 2/80; Management Agent, 6/80 - present (see note 2)	None	
The Community Builders, Inc.	023-EH-005; Casa Maria Elderly Housing, Boston, MA; HUD Sec. 202/8; 85 units	Development Consultant, 4/74 - 6/80; Management Agent, 6/80 - Present (see Note 1)	None	
The Community Builders, Inc.	023-EH-106; Back of the Hill Housing, Boston, MA; HUD Sec. 202/8; 125 units	Development Consultant, 9/72 - 2/81; Management Agent, 2/81 - present	None	
			(continued)	

PART II - INTERNAL PROCESSING ONLY

1 Received by the Field Office, checked by me for accuracy and completeness and found ready for processing

DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2 TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
A review of the records and project files of this office relative to the above listed parties and projects reveals:

☐ A No adverse information, Form HUD-2530 approval is recommended, ☐ B Problems exist, my memorandum on them is attached

DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

Form Approved
OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

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1. List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING
Schedule A, continued The Community Builders, Inc.	023-019, River Howard Homes; Cambridge, MA; Turnkey Housing for Families, HUD Turnkey; 32 units	Development Consultant, 4/77 10/81	None	
The Community Builders, Inc.	023-35173; RTH Restoration Housing, Boston, MA; HUD Section 8/221(d)(4); GNMA/MHFA financing; 81 units	Development Consultant, 4/77 - 6/81; Management Agent, 6/81 - 12/85	None	
The Community Builders, Inc.	023-35200, Viviendas La Victoria II, Boston, MA: HUD Sec. 8/221 (d)(4); Section 11(b) financing; 190 units	Development Consultant, 4/77 - 12/82	None	
The Community Builders, Inc.	023-35245; Madison Park IV, Boston, MA: HUD Sec. 8/221(d) (4); Section 11(b) financing; 156 units	Development Consultant, 4/77 - 12/83	None	
The Community Builders, Inc.	023-35276; Dimock-Bragdon Apts., Boston, MA: HUD Sec. 8/221(d)(4); 54 units	Development Consultant, 7/80- 10/83; Management Agent, 10/83 - present	None	

(continued)

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Schedule A, Continued The Community Builders, Inc.	023-EH-162; Plantation Apts., Stow, MA: HUD Sec. 202; 50 units	Co-Sponsor & Development Assistant, 3/81 - 6/83; Management Agent 6/83 - present	None	
The Community Builders, Inc.	023-EH-171; Uxbridge/Millville Regional Housing, Uxbridge & Millville, MA: HUD Sec. 202/8; 80 units	Co-Sponsor & Development Assistant, 3/81 - 8/83; Management Agent; 8/83 - present	None	
The Community Builders, Inc.	023-EH-164; Merrimack Valley Apartments, Methuen, MA: HUD Sec. 202/8; 60 units	Co-Sponsor & Development Assistant, 3/81 - 8/83; Management Agent, 8/83- 12/84	None	
The Community Builders, Inc.	023-EH-182; Mill Pond Apts., Littleton, MA: HUD Sec. 202/8; 50 units	Co-Sponsor & Development Assistant, 3/83 - 11/84 Management Agent, 1985 - Present	None (continued)	

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Schedule A, continued The Community Builders, Inc.	023-EH-235; Cheriton Grove Housing for the Elderly, West Roxbury, MA; HUD Sec. 202/8; 60 units	Co-Sponsor & Dev. Assistant, 3/83 - present; Management Agent 6/86 - present	None	
The Community Builders, Inc.	023-EH-226; Hubbardston House Apartments, Hubbardston, MA; HUD Sec. 202/8; 36 units	Co-Sponsor & Development Assistant; 3/82 - 9/86	None	
The Community Builders, Inc.	MHFA #84-001-R; Dorchester Bay Community Housing, Dorchester, MA; MHFA, FNMA, HUD Sec. 8; 58 units	Development Constultant 10/83 - 10/87	None	
The Community Builders, Inc.	MHFA #84-072-S; Fields Corner Housing; Dorchester, MA: MHFA, FNMA, HUD Sec. 8; 76 units	Development Consultant, 10/83 - 12/87	None	
The Community Builders, Inc.	MHFA #84-005-8-R; Patrick F. Jones Development, North Dorchester & Mattapan, MA; MHFA, FNMA, HUD Sec. 8; 93 units	Development Consultant, 10/83 - present	None	
The Community Builders, Inc.	MHFA #84-067-S; Frawley-Delle Apartments, Roxbury, MA; MHFA FNMA, HUD Sec. 8; 74 units	Development Consultant 10/83 - 10/87	None	

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Schedule A, continued The Community Builders, Inc.	MHFA #84-069-S; Quincy-Geneva Housing Development, Roxbury & North Dorchester, MA; MHFA, FNMA, HUD Sec. 8; 101 units	Development Consultant, 10/83-present	None	
The Community Builders, Inc.	MHFA#'s. 84-011-R, 84-012-R, 84-013-R, 84-017-R, 84-081-R, 84-016-R; Urban Edge BHP Housing, Roxbury & Jamaica Plain, MA: MHFA, FNMA, HUD Sec. 8; 88 units	Development Consultant 10/83 - present Management Agent 7/86 - Present	None	
The Community Builders, Inc.	MHFA#84-034-S; Tent City Housing, Boston, MA: MHFA; 300 units	Development Consultant 3/84 - present Management Agent 1986 - Pres.	None	
The Community Builders, Inc.	023-EH-270; Rockdale House, Northbridge, MA; Sec. 202/8; 40 units	Co-Sponsor & Dev. Assistant, 4/84-6/87	None	
The Community Builders, Inc.	023-EH-271; Jefferson Avenue School Apartments, Springfield, MA: HUD Sec. 202/8; 44 units	Co-Sponsor & Dev. Assistant, 4/84 - present Management Agent 7/88 - Pre.	None	
The Community Builders, Inc.	023-EH-273; Curtis House Housing for the Elderly, Milton, MA; HUD Sec. 202/8; 60 units	Co-Sponsor & Dev. Assistant, 4/84-present	None (continued)	

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Schedule A, continued The Community Builders, Inc.	MHFA #85-030-S; Franklin School Apartments, Lexington, MA; MHFA SHARP: 38 units	Developer; Management Agent, 5/86 - present (See Note 6)	None	
The Community Builders, Inc.	MHFA #85-027-S; TDC III, Boston, MA; MHFA SHARP; 59 units	Development Assistant, 10/84 - present	None	
The Community Builders, Inc.	023-EH-293; MA06-T851-014; Orchard View, Easthampton, MA; HUD Sec. 202/8; 40 units	Co-Sponsor & Development Assistant, 12/84 - present	None	
The Community Builders, Inc.	023-EH-292; Townsend Park House, Townsend, MA; HUD Sec. 202/8; 50 units	Co-Sponsor & Development Assistant, 3/85 - present	None	
The Community Builders, Inc.	MHFA #85-019-S; Belle Street Apartments, Springfield, MA; MHFA SHARP; 47 units	Development Assistant, 4/85 - present; Management Agent, 5/86 - 12/89	None	
The Community Builders, Inc.	023-EH-290; West Fenway Apartments, Boston, MA; HUD Sec. 202/8; 52 units	Co-Sponsor & Dev. Assistant; 5/85-present	None (Continued)	

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Schedule A, continued The Community Builders, Inc.	MHFA #85-045-R; Aurora Hotel Worcester, MA; MHFA; 85 units	Developer, 6/85 - 12/86 Management Agent, 12/86 - present (see Note 7)	None	
The Community Builders, Inc.	MHFA #82-030-M; 223-225 Perry Street, Lowell, MA; MHFA; 6 units	Developer Management Agent, 10/85 - present	None	
The Community Builders, Inc.	MHFA#82-059-M; 229-231 Perry Street, Lowell, MA; MHFA; 6 units	Developer; Management Agent, 10/85 - present	None	
The Community Builders, Inc.	MHFA #82-060-M; 237-239 Perry Street, Lowell, MA; MHFA; 6 units	Developer; Management Agent, 10/85 - present	None	

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S Schedule A, continued The Community Builders, Inc.	023-EH-319; Southampton Housing for the Elderly, Southampton, MA; HUD Sec. 202/8; 40 units	Co-Sponsor & Dev. Assistant; 3/86 - present; Management Agent 1/87 - present	None	
The Community Builders, Inc.	023-EH-322; Webster Housing for the Elderly, Webster, MA; HUD Sec. 202/8; 70 units	Co-Sponsor & Dev. Assistant 3/86 - present	None	
The Community Builders, Inc.	MHFA #84-074-S; Indian Motocycle State Street, Springfield, MA MHFA; 139 Units; Sec. 8/221(d)(4)	Dev. Assistant 4/85 - 7/88	None	
The Community Builders, Inc.	MHFA #86-035R; Columbia Road Properties, Boston, MA; 134 Units Section 8/221(d)(4) coinsurance	Dev. Consultant 3/85 - present	None	
The Community Builders, Inc.	MHFA #86-037-R; Walnut/Washington Apartments, Boston, MA; 65 units; Section 8/221(d)(4) coinsurance	Co-Sponsor & Dev. Consultant 6/87 - present		
The Community Builders, Inc.	MHFA #86-038-R, Fields Corner Granite, Boston, MA; 67 Units; Section 8/221(d)(4) coinsurance	Dev. Consultant 3/85 - present	None	

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Schedule A, continued The Community Builders, Inc.	MHFA 86-034-R; Granite Lena Park Boston, MA; 143 units; sec.8/221 (d)(4)	Dev. Consultant; 3/85 - present	None	
The Community Builders, Inc.	MHFA 86-039-R; Quincy Geneva Granite, Boston, MA; 97 units; Sec. 8/221(d)(4)	Dev. Consultant; 3/85 - present	None	
The Community Builders, Inc.	MHFA 87-033-S, Langham Court, Boston, MA; 55 units; MHFA; SHARP	Dev. Consultant; Management Agent; 3/87 - present	None	
The Community Builders, Inc.	MHFA 87-038-S; Brooks School Apartments, Boston, MA; 57 units; MHFA: SHARP	Dev. Consultant; 9/87-present	None	
The Community Builders, Inc.	023-EH-315; New Bedford Housing for the Elderly, New Bedford, MA; Sec. 202/8; 75 units	Developer; Management Agent; 3/86 - present	None (Continued)	

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Schedule A, continued The Community Builders, Inc.	RIHMFC - TLF Fifty Washington Square; Newport, RI: Rhode Island Housing & Mortgage Finance Corp; State of Rhode Island, Department of Mental Health; City of Newport; U.S. Dept. of Housing & Urban Development; 108 units	Development Consultant 3/87 - present	None	
The Community Builders, Inc.	RIHMFC - TLF Oxford Gardens; Providence, RI; Rhode Island Housing & Mortgage Finance Corp; City of Providence, Dept. of Planning & Development; 50 units	Development Consultant 6/87 - present	None	
The Community Builders, Inc.	RIHMFC - TLF Omni Point, Providence, RI; Rhode Island Housing & Mortgage Finance Corp; City of Providence, Dept. of Planning and Development; 51 units	Development Consultant; Management Agent; 5/87 - present	None (continued)	

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Schedule A, continued The Community Builders, Inc.	023-EH-345; Easthampton Housing for the Elderly, Easthampton, MA; HUD Sec. 202/8; 40 units	Co-Sponsor and Dev. Assistant; 5/88 - present Management Agent; 2/89 - present	None	
The Community Builders, Inc.	Northgage-Greenfield Apartments, Burlington, VT; 336 units; Vermont Housing Finance Agency; U.S. Dept. of Housing & Urban Development	Dev. Consultant; 9/88 - present	None	
The Community Builders, Inc.	RIHMFC - TLF Mt. Hope Housing, Providence, RI; Rhode Island Housing & Mortgage Finance Corp; City of Providence, Dept. of Planning & Development; 49 units	Dev. Consultant; 8/88 - present	None (continued)	

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Schedule A, continued The Community Builders, Inc.	MHFA #86-014-N; Heritage Common I Lawrence, MA; MHFA; 140 units	Development Consultant 6/85 - present Management Agent 12/88 - present	None	
The Community Builders, Inc.	MHFA #86-013-S; South Holyoke Housing, Holyoke, MA; MHFA; 48 units	Development Consultant 12/85 - present Management Agent 12/86 - present	None (continued)	

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The Community Builders, Inc.	MHFA #87-006-N; Kilmarnock Street Apartments; 55 units, SHARP, MHFA Boston, MA	Development Consultant, 1986 - present	None	
The Community Builders, Inc.	MHFA #87-002-R, Touraine Apartments; 26 units, SHARP, MHFA, New Bedford, MA	Development Consultant 1986 - present Management Agent 1988 - present	None	
The Community Builders, Inc.	MHPA #88-017-EH-168, River Park Apts 39 units, HUD 202 Milford, Ct.	Sponsor, Dev. Consult. 1988-present	None	
The Community Builders, Inc.	MHPA #87-035-S Pilot Grove Hill, Stow, MA 60 units, MHPA, Sharp	Dev. Consultant 1988-Present Management Agent 1989-Present	None	
The Community Builders, inc.	MHPA #89-006-S, Roxbury Corners Housing, 54 units, RDAL, HIF MHPA, Linkage, Boston, MA	Dev. Consultant 1988-Present Management Agent 1988 - Present	None (continued)	
The Community Builders, Inc.	RIHMFC-TLP - 349 units University Heights-Expiring use Providence, RI: Rhode Island Housing Finance Corp., HUD 221(d)(3)/220/CDBG	Dev. Consultant 1988-Present Management Agent 1989 - Present	None	

PART II - INTERNAL PROCESSING ONLY

1 Received by the Field Office, checked by me for accuracy and completeness and found ready for processing

DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2 TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
A review of the records and project files of this office relative to the above listed parties and projects reveals

☐ A No adverse information, Form HUD-2530 approval is recommended. ☐ B Problems exist, my memorandum on them is attached

DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

Form Approved
OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

NOTE: Read and follow the attached instructions sheet carefully, Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1. List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING
Schedule A, continued Stephen H. Anthony	No previous participation except that Mr. Anthony has been an Officer since 1976 and a member and Director since 1974 of The Community Builders, Inc., which has previously participated in the projects listed above.	N/A	N/A	
John F. Bok	No previous participation except that Mr. Bok has been an Officer since 1984 and a member and Director since 1965 of The Community Builders, Inc., which has previously participated in the projects listed above.	N/A	N/A	
Jonathan M. Keyes	For a complete listing of Mr. Keyes' previous participation, please refer to the Form 2530 Mast Lister for The Boston Financial Group, Incorporated, which is on file with HUD. Mr. Keyes has been an Officer since 12/1/86 and a member and Director since 1977 of The Community Builders, Inc., which has previously participated in the projects listed above.	See Form 2530 Master List for The Boston Financial Group, Incorporated.	See Form 2530 Master List for The Boston Financial Group, Incorporated. (continued)	

PART II - INTERNAL PROCESSING ONLY

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DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
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DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

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1. List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING
Schedule A, continued Christopher L. Noble	No previous participation except that Mr. Noble has been an Officer since 1978 and a member and Director since 1978 of The Community Builders, Inc., which has previously participated in the projects listed above.	N/A	N/A	
Patrick E. Clancy	Mr. Clancy has participated in previous projects only through his involvement as an employee of The Community Builders, Inc. since 1970. The Community Builders, Inc.'s previous projects are listed above.	N/A	N/A	

Notes

(1) The Community Builders, Inc. also is involved in another corporation, some of whose members and directors are directors of The Community Builders, Inc., which corporation is the mortgagor of the project entitled Casa Maria Elderly Housing on which The Community Builders, Inc. provided assistance.

(2) The Community Builders, Inc. has also formed another corporation whose members and directors are directors of The Community Builders, Inc., which corporation is the mortgagor of the project entitled Woodbourne Housing for the Elderly, on which The Community Builders, Inc. provided assistance.

(continued)

PART II - INTERNAL PROCESSING ONLY

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing.

DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
A review of the records and project files of this office relative to the above listed parties and projects reveals:

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DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

OMB 2502-0118

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies

NOTE: Read and follow the attached instructions sheet carefully. Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1. List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING

Schedule A, continued

(3) Mortgage modification approved because escalating costs required rent increases which could not be immediately effected. Additional rental assistance has been provided by HUD and projects are now meeting modified mortgage payment schedules.

(4) HUD's inability to fund increased rent supplement payments required resulted in a mortgage default, and The Community Builders, Inc.'s offer to cure that default with a significant investment of its own funds after it received sufficient future commitments from HUD was refused by John Hancock Mutual Life Insurance Company. The assignment was thereafter accepted by HUD despite The Community Builders, Inc.'s efforts through the General Counsel's office at HUD Central to get HUD to refuse the assignment on what The Community Builders, Inc. feels was good legal grounds. Mortgage modification was approved, additional rental assistance provided by HUD, and the project is now meeting modified mortgage payment schedules.

(5) In addition to the disclosures listed above, South End Parcel 19 Redevelopment, Project No. 023-4081, had a deferment of mortgage amortization payments from July 1977 to June 1978; Viviendas La Victoria I, Project No. 023-44101, had a deferment of mortgage amortization payments and a suspension of deposits to the replacement reserve from July 1979 to June 1980. Both of these developments have since remained current in their mortgage and reserve payments.

(6) The Community Builders, Inc. also is involved in another corporation whose members and directors are directors The Community Builders, Inc., which corporation is the sole general partner of the limited partnership which owns Franklin School Apartments, on which The Community Builders, Inc. was developer and management agent.

(7) The Community Builders, Inc. also is involved in another corporation whose members and directors are directors of The Community Builders, Inc., which corporation is the sole general partner of the limited partnership which owns Aurora Hotel, on which The Community Builders., Inc. was developer and management agent.

PART II - INTERNAL PROCESSING ONLY

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:

DATE | FTS TELEPHONE NUMBER

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DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER

OMB Approval No 2502-0118 (Exp 5-31-8

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER AND
U.S. DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PREVIOUS PARTICIPATION CERTIFICATION

PART I - CERTIFICATE *(To be completed by Principals of Multifamily Projects.)*

1. TO: *(Name and City of HUD Area Office or USDA-FmHA District Office where the Application is Filed.)*	2. PROJECT NAME, I.D., OR PROJECT NUMBER AND CITY, STATE CONTAINED IN THE APPLICATION
City of Boston Public Facilities Dept. 15 Beacon St. Boston, MA 02108	BRA Chinatown Parcel R3-B Boston, MA ALSO: SECTION 8 CONTRACT NUMBER

3. LOAN OR CONTRACT AMOUNT	4. NUMBER OF UNITS OR BEDS	5. SECTION OF ACT *(If known)*	6. TYPE OF PROJECT *(Check One)*
$	100 Units		☐ Existing ☐ Rehabilitation ☒ Proposed *(New)*

LIST OF ALL PROPOSED PRINCIPAL PARTICIPANTS

7. Alphabetical List of the Full Names *(last name first)* and Address of all known principals and affiliates *(people, businesses and organizations)* proposing to participate in the project described above.	8. Role of Each Principal	9. Expected % Interest in Ownership	10. Social Security or IRS Employer Number
R.W. Granger & Sons, Inc. P.O. Box 5265 Shrewsbury, MA 01545	Contractor	0%	042598596

CERTIFICATION

I *(meaning the individual who signs as well as the corporations, partnerships or other parties listed above who certify)* hereby apply to HUD or USDA - FmHA, as the case may be, for approval to participate as a principal in the role and project listed above based upon my following previous participation record and this Certificate.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits signed by me and attached to this form.

A. I further certify that:

1. Schedule A contains a listing of every assisted or insured project of HUD, USDA-FmHA and State and Local Government housing finance agencies in which I have been or am now a principal.
2. For the period beginning 10 years prior to the date of this certification, and except as shown by me on the certificate,
   a. No mortgage on a project listed by me has ever been in default, assigned to the Government or foreclosed, nor has mortgage relief by the mortgagee been given;
   b. I have not experienced defaults or noncompliances under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
   c. To the best of my knowledge, there are no unresolved findings raised as a result of HUD audits, management reviews or other Governmental investigations concerning me or my projects;
   d. There has not been a suspension or termination of payments under any HUD assistance contract in which I have had a legal or beneficial interest attributable to my fault or negligence;
   e. I have not been convicted of a felony and am not presently, to my knowledge, the subject of a complaint or indictment charging a felony. *(A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);*
   f. I have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.
   g. I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond.
3. All the names of the parties, known to me to be principals in this project(s) in which I propose to participate, are listed above.
4. I am not a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in HUD's Standard of Conduct in 24 CFR 0.735.205(a)(2)/USDA's Standard of Conduct in 7 CFR Part 0 Subpart B.
5. I am not a principal participant in an assisted or insured project this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification have not been filed with HUD or FmHA.
6. To my knowledge I have not been found by HUD or FmHA to be in noncompliance with any applicable civil rights laws.
8. *(APPLICABLE TO GENERAL PARTNERS OR PROJECT OWNERS ONLY)*
   All the parties who are principals or who are proposed as principals here are listed above and no principals or identities of interest are concealed or omitted.

C. I am not a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.

D. Statements above *(if any)* to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion *(if any)* and have attached a true and accurate signed statement *(if applicable)* to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this project.

Typed or Printed Name of Principal	Signature of Principal	Title, Role or Capacity	Date	Area Code and Telephone No.
Stephen J. Granger		Vice President	4/26/91	(508) 842-8961

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.

THIS FORM WAS PREPARED BY *(Please print name)* | AREA CODE & TELEPHONE NO.

REPORT OF INSPECTOR GENERAL - INTERNAL PROCESSING ONLY

THE INDICES OF THE INSPECTOR GENERAL'S OFFICE HAVE BEEN CHECKED FOR THE NAMES OF THE PRINCIPALS LISTED IN PART I ABOVE AND: ☐ a. WE HAVE NO INFORMATION; OR ☐ b. WE HAVE INFORMATION AND A REPORT IS ATTACHED

DATE

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies.

NOTE: Read and follow the attached instructions sheet carefully, Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1. List each Principal's Name *(List in Alphabetical Order, Last Name First)*	2. List Previous Projects *(Give the I.D. Number, Project Name, City of Location, Government Agency involved and Number of Units in the Project)*	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING
R.W. Granger & Sons, Inc. 415 Boston Turnpike Shrewsbury, MA 01545	1. HUD 023EH017, Colony Retirement Homes of Holden, Inc. Holden, MA 80 Units	Prime Contractor Start: Sept 1979 End: April 1981	None	
	2. HUD 023EH056, Wellington House, Worcester, MA 6 Units	Prime Contractor Start: Sept 1980 End: April 1981	None	
	3. HUD 023EH019, Colony Retirement Homes, Jamaica Plain, MA 70 Units	Prime Contractor Start: Oct 1982 End: July 1982	None	
	4. HUD 023EH086, Jamaica Plain House, Jamaica Plain, MA 11 Units	Prime Contractor Start: Oct 1982 End: April 1983	None	
	5. HUD 06P099001, Captain Hathaway House, Saugus, MA 100 Units	Prime Contractor Start: August 1982 End: Sept 1983	None	
	6. HUD 023EH164, Merrimac Valley Apts., Methuen, MA 70 Units	Prime Contractor Start: Sept 1982 End: July 1983	None	
	7. HUD 02335268, Brightside/Piedmont Worcester, MA	Prime Contractor Start: Feb 1982 End: March 1984	None	

PART II - INTERNAL PROCESSING ONLY

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:

DATE | FTS TELEPHONE NUMBER

SUPEF VISOR, PROCESSING CONTROL AND REPORTS UNIT

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
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☐ A. No adverse information, Form HUD-2530 approval is recommended; ☐ B. Problems exist, my memorandum on them is attached.

DIRECTOR OF HOUSING

DATE | NAME OF AREA MANAGER

PROCESSING IS AUTHORIZED

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

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R.W. Granger & Sons, Inc. 415 Boston Turnpike Sherewsbury, MA 01545	8. HUD 023EH066, New Horizons, Barrier Free Housing, Worcester, MA 38 Units	Prime Contractor Start: Nov 1983 End: Sept 1984	None	
	9. HUD 023EH235, Cheriton Grove, West Roxbury, MA 60 Units	Prime Contractor Start: August 1985 End: January 1987	None	
	10. MHFA #82-043R, Millhouse Housing for the Elderly, Greenfield, MA MHFA 103 Units	Prime Contractor Start: May 1985 End: Nov 1986	None	
	11. MHFA #85-045-S, The Aurora, Worcester, MA MHFA 85 Units	Prime Contractor Start: May 1986 End: December 1986	None	
	12. HUD 023EH290, West Fenway Apartments, Boston, MA 55 Units	Prime Contractor Start: May 1988 End: December 1989	None	
	13. MHFA #87-006-N, Kilmarnock Street Apartments, Boston, MA 52 Units	Prime Contractor Start: July 1988 End: December 1989	None	

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2024 45

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